

Rear Garden



A private rear garden which consists of a paved patio area immediately off the property leading onto the main area which is laid to lawn and enclosed by timber panel fencing and natural hedgerow boundary. To the side of the property is a further lawned area and vegetable plot. Outside cold water tap.

Front Garden

A generous frontage which is mainly laid to lawn with pathway leading to the front door.

Variety of established trees such as copper beech tree, large fir and various established mature shrubs and flower borders. A block paved driveway provides off road parking for numerous cars.

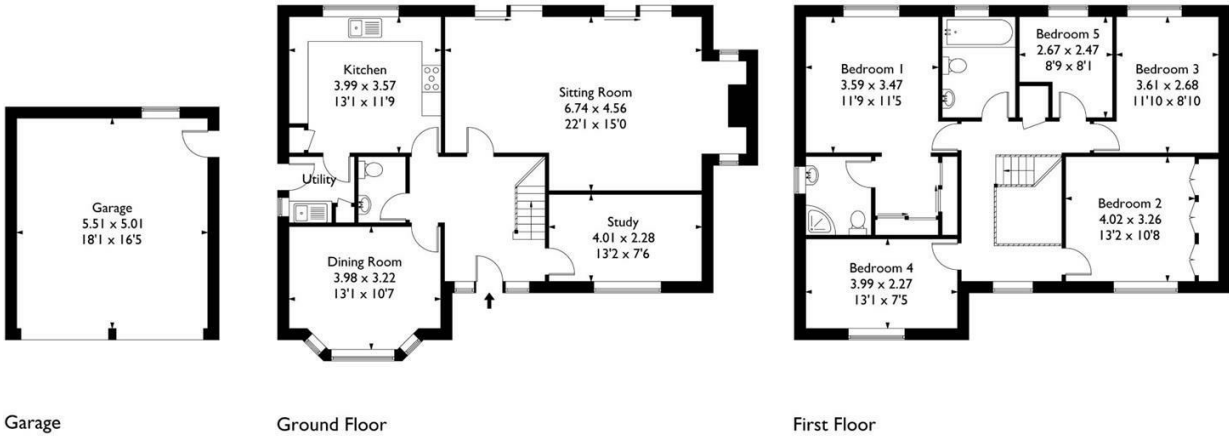
Double Garage

18'1" x 16'5" (5.51m" x 5.00m")

Accessed via 2 up and over door. Pedestrian door. Light and power connected. Loft storage space.

Court Close, Backwell BS48 3JB

Approximate Gross Internal Area 164.20 sq m / 1767.0 sq ft  
Garage Area 27.60 sq m / 297.10 sq ft  
Total Area 191.80 sq m / 2064.10 sq ft



This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.

Tenure: Freehold

Floor area: 1767.00 sq ft

Tax Band: G

Local Authority: North Somerset

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Ginos Estate Agents

6 Ryves Vale, Tickenham, BS21 6FZ

T. 01275 540 176 | sales@ginosproperties.co.uk

ginosproperties.co.uk



# Gino's Estate Agents



## 7 Court Close, Backwell, North Somerset, BS48 3JB

£875,000

A fantastic, 5 Bedroom detached executive family home, built in the late 1980's, located in a highly desirable cul-de-sac location, close to Backwell church with a fabulous outlook of open countryside, the Bristol Channel and the Welsh Hills. This spacious home stands in an elevated position and is situated close to the Church of England Junior school and the highly regarded Backwell Secondary School whilst offering over 1,750 square feet of accommodation arranged over two floors. The layout comprises: Welcoming Entrance Hall, Cloakroom, Lounge, Dining Room, Kitchen/Breakfast Room, Utility Room, and Study/Playroom. On the first floor there are 5 Bedrooms with 2 Bathrooms whilst externally there are generous gardens to the front and rear along with a double garage and driveway parking. EPC rating - D.



**Welcoming Entrance Hall**  
11'6" x 11'3" (3.53m x 3.43m)



A lovely, spacious entrance to the property with stairs ascending to the first floor accommodation. Radiator, laminate flooring, smoke alarm and under stairs storage space.

**Cloakroom**  
Fitted with a suite comprising: Low level close coupled and pedestal wash hand basin. Laminate flooring, radiator and extractor fan.

**Lounge**  
21'1" x 15'0" (6.43m x 4.57m")



A lovely sized room with feature inglenook brick fireplace with windows to either side, oak beam over incorporating an open fire and quarry-tiled hearth. Ceiling coving, 2 radiators and UPVC double glazed full length window and sliding patio doors to the rear gardens.

**Dining Room**  
13'1" x 10'7" (3.99m" x 3.23m")



UPVC double glazed bay window to the front. Radiator. Ceiling coving.

**Kitchen/Breakfast Room**  
13'1" x 11'9" (3.99m" x 3.58m")



Fitted with a range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset stainless steel sink with drainer and mixer tap. Space for a range cooker with extractor fan over. Space and plumbing for an under counter fridge, freezer and washing machine. Radiator, tiled flooring and wall mounted boiler. UPVC double glazed window to the rear garden. Door to the Utility Room.

**Utility Room**  
5'7" x 5'7" (1.70m" x 1.70m")



Inset stainless steel sink with drainer and mixer tap. Space and plumbing for an automatic washing machine. Larder unit, tiled flooring, radiator, consumer unit and UPVC double glazed window to the side.

**Study/Playroom**  
13'2" x 7'6" (4.01m" x 2.29m")



UPVC double glazed window to the front. Ceiling coving, radiator and laminate flooring.

**First Floor Landing**  
Access to loft. UPVC double glazed window to front with views towards Wraxall, the Bristol Channel and the Welsh Hills. Airing cupboard housing the hot water tank with shelving.

**Main Bedroom**  
11'9" x 11'5" (3.58m" x 3.48m")



UPVC double glazed window to the rear with a lovely outlook Backwell Hill and the countryside beyond. Radiator. Opening to the Dressing Area.

**Dressing Area**  
6'10" x 6'9" (2.08m" x 2.06m")  
With full height fitted mirror fronted wardrobes with shelving and hanging space. Door to the En Suite.

**En Suite Shower Room**  
6'9" x 5'9" (2.06m" x 1.75m")



Fitted with a contemporary suite comprising: Corner shower enclosure with glass doors and thermostatically controlled shower over. Low level close coupled WC and pedestal wash hand basin. Porcelanosa tiled walls. Vinyl floor, radiator and UPVC double glazed window to the side.

**Bedroom 2**  
13'2" x 10'8" (4.01m" x 3.25m")



UPVC double glazed window to the front with a lovely outlook. Range of built in wardrobes providing ample storage. Ceiling coving. Radiator.

**Bedroom 3**  
11'10" x 8'10" (3.61m" x 2.69m")



UPVC double glazed window to the rear. Radiator.

**Bedroom 4**  
13'1" x 7'5" (3.99m" x 2.26m")



UPVC double glazed window to the front with a lovely outlook. Radiator.

**Bedroom 5**  
8'8" x 8'0" (2.64m" x 2.44m")  
UPVC double glazed window to the rear. Radiator.

**Family Bathroom**  
8'9" x 8'1" (2.67m" x 2.46m")



Fitted with a white suite comprising: Panelled bath with mixer shower above. Low level close coupled WC and pedestal wash hand basin. Radiator. UPVC double glazed window to the rear.