



**8 The Green, Backwell**  
**£775,000**





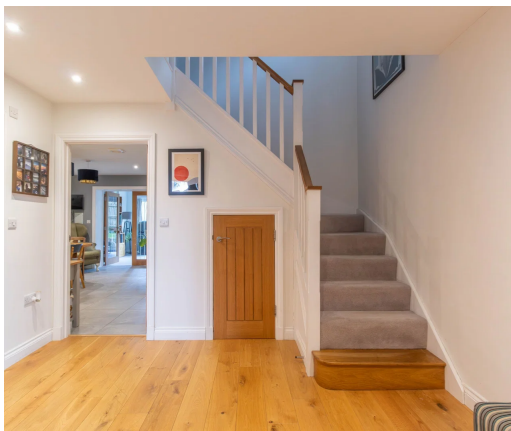
**Bedrooms: 5**

**Bathrooms: 3**

**Receptions: 3**

A superb five bedroom modern townhouse situated within the highly desirable West Town Mews development, a collection of just seven beautifully designed and constructed homes occupying a private yet convenient village position close to the many excellent local amenities of Backwell.

Internally the property offers a modern, refined finish, with an emphasis on light open spaces for the whole family. To the ground floor is a welcoming entrance hallway with access to a handy ground floor cloakroom, study/home office and well-appointed utility room. Beyond the hallway a door leads through to the sleek modern kitchen/dining room that boast a range of high specification built-in appliances with modern kitchen units with handleless soft touch lacquer and wood effect fronts. There is a contrasting laminate worktop, Granite single bowl sink, Boiler water Quooker tap, Blaupunkt double oven and induction hob. Further appliances include a Neff integrated fridge freezer and Neff integrated dishwasher. The quality kitchen units are complemented with engineered wood flooring throughout.



From the kitchen/dining room, internal French doors lead you into a superb dual aspect living room, featuring bi-fold doors leading out to the garden; this superb light and airy room is enhanced by the sophisticated décor and neutral shades. There is also a second door leading from the kitchen to the sitting room for convenience.

Continuing to the first and second floors you will find five generously property bedrooms and three bathrooms. The bedrooms offer excellent natural light and benefitting from high quality carpets. The master bedroom features a luxurious en-suite shower room, and all the bathrooms are sleek in design and finished to a high specification, featuring Hansgrohe fittings and Porcelanosa tiles.

The quality of craftsmanship throughout the house is very evident with high quality solid oak doors, satin stainless-steel ironmongery, engineered oak floor to ground floor, quality carpeting to stairs, landing and bedrooms, and there is zoned gas central heating and underfloor heating to the ground floor, with radiators to the upper floors.

Outside, there is off street parking to the front of the house and a double garage with a retractable steel garage door, power and light.





To the rear of the house is a landscaped, southerly facing garden which offers a high degree of privacy, principally arranged over two distinct levels with a spacious area of terrace and a raised lawn; a wonderful space to entertain visiting guests, with the convenience of being incredibly low maintenance.

There is the remainder of a 10-year NHBC warranty and owned solar panels.

**What we love about this property...** its perfect blend of contemporary elegance and thoughtful design, from the light-filled, open-plan living spaces and high-spec kitchen to the beautifully landscaped south-facing garden, all set within an exclusive, private mews in the heart of Backwell.

**Situation:** Backwell is a suburban village south west of Bristol, on the A370 to Weston-super-Mare. It includes the hamlets of Backwell Common, Backwell Green and Farleigh. Nearby are Nailsea, Flax Bourton, Yatton, Brockley and Barrow Gurney. Backwell Lake is next to the road between Nailsea and Backwell and is just north of the railway station. The village has a long history, appearing in the Domesday Book in 1086 with the name 'Bacoile' meaning 'The well back on the hill'. The well is still in existence. Many residents of Backwell commute daily to Bristol by car via the A370, bus or train - the railway station has a direct service to London. Backwell is close to the M5 motorway and Bristol International Airport at Lulsgate is 3 miles (4.8 km) away by road. The airport serves both domestic and international routes, and is one of EasyJet's hub airports. Backwell has excellent infant, junior and secondary schools; West Leigh Infant School, Backwell Church of England Junior School and Backwell Secondary school which is currently OFSTED rated 'good', and also consistently features high in the league tables for GCSE results, and is recognised as one of the best state schools in North Somerset



**Directions:** Approaching Backwell from the direction of Bristol on the A370, continue into the centre of the village and at the Station Road crossroad traffic lights, continue straight over passing the precinct of shops on the right hand side, continue in the direction of Brockley and when you see the Rising Sun public house on the left hand side the turning for 'The Green' can be found just a little further on the right hand side. What3Words: ///famines.moral.smarting



**Material Information:** This property operates on gas and solar heating. Council tax band: G EPC Rating: B

