



31 West Town Road, Backwell

Guide Price £550,000



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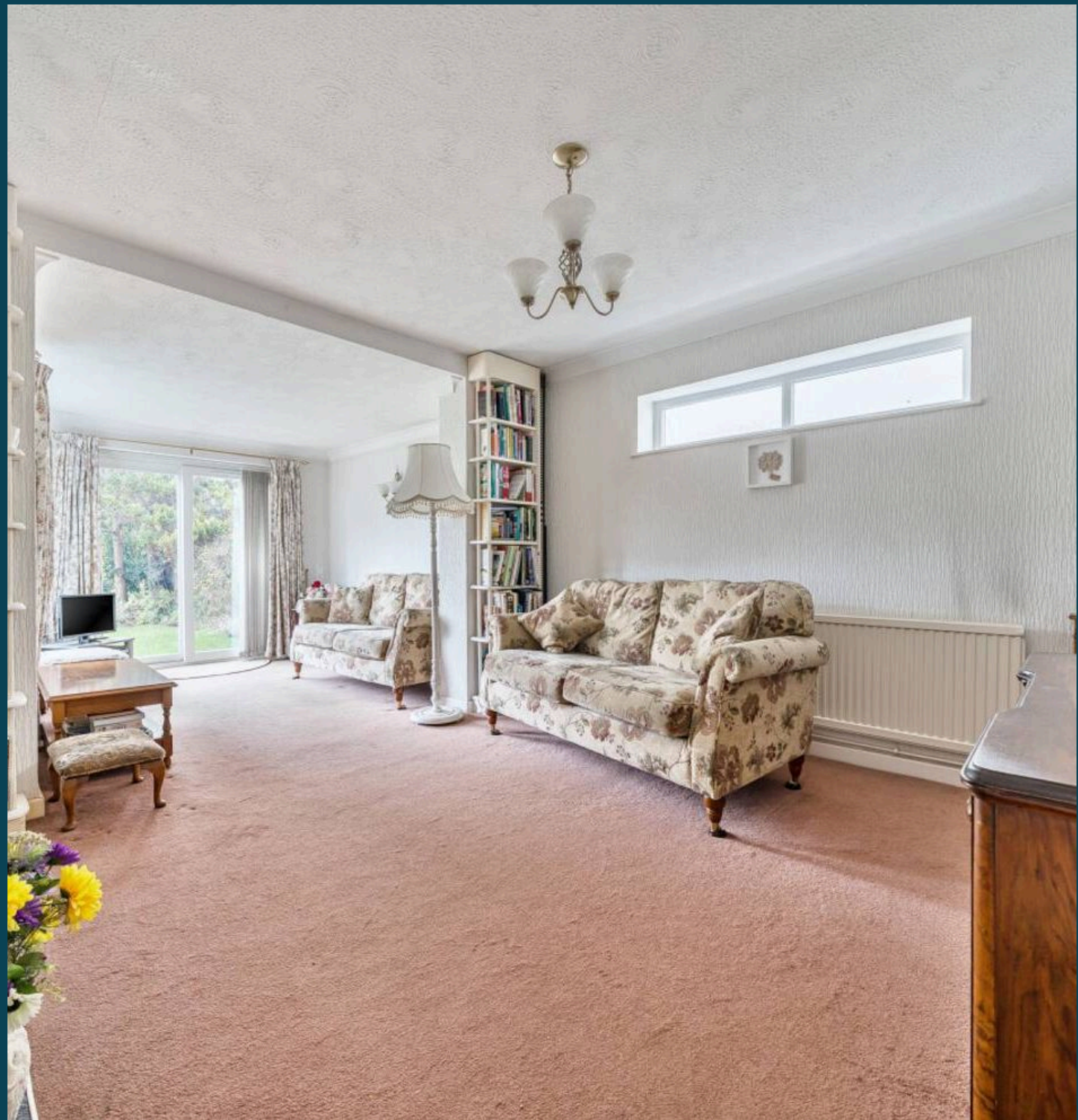
Backwell, Bristol

Spacious Detached Home with South East Garden, Parking and No Onward Chain in the Heart of Backwell

A three-bedroom detached home set back from the road in a highly convenient central Backwell location, offering generous living space, a wonderful garden and exciting scope to enhance further. Offered with no onward chain.

Positioned behind a private driveway, this well-loved family home enjoys both privacy and practicality, with shops just across the road, bus routes directly outside and highly regarded local schools within easy reach.

A useful entrance porch provides the ideal space for coats and boots. The hallway offers understairs storage and opens into a versatile dining room on the right, which could serve equally well as a formal dining room, playroom or additional sitting room depending on your needs.





To the rear is an impressive extended sitting and family room measuring approximately 23ft by 12ft, a superbly proportioned main reception space with sliding doors opening onto the garden, creating a bright and expansive area ideal for modern family living.

The kitchen enjoys views over the garden and links to an additional breakfast or smaller dining area. Off this space is a conservatory, offering another pleasant spot to relax and enjoy the south-east facing garden.

There is also a utility room with access to the garage, a downstairs WC and further side access.

Upstairs are three good-sized double bedrooms. The main bedroom benefits from an additional study or dressing area and could be reconfigured to create a fourth bedroom if required. Two further bedrooms offer built-in storage, and a family bathroom completes the first floor.



Outside and Connectivity

Externally, the property provides driveway parking for several vehicles, a lawned front garden and access to the garage.

The rear garden is a lovely space with a patio, lawn, mature trees and established borders with a selection of plants, enjoying a south-east facing aspect ideal for catching the sun throughout the day.

There is also a garden room, brick built shed and a greenhouse. A fantastic opportunity to secure a detached home full of potential in one of Backwell's most convenient locations

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Location

Backwell is a village in North Somerset, popular with families and buyers moving out of the city, as well as locals who value its strong sense of community. With excellent transport links, including Backwell and Nailsea train station, it offers easy access to Bristol, the airport and surrounding towns, making it ideal for commuters seeking a quieter lifestyle.

The village benefits from highly regarded schools, local shops, cafes and traditional pubs, offering a practical balance of rural appeal and everyday convenience. Nearby Nailsea further complements this with supermarkets, a shopping centre and additional amenities.

Backwell offers a broad range of properties, from character homes to larger detached houses, making it a consistently strong choice for buyers looking for space, community and accessibility.

Material Information

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

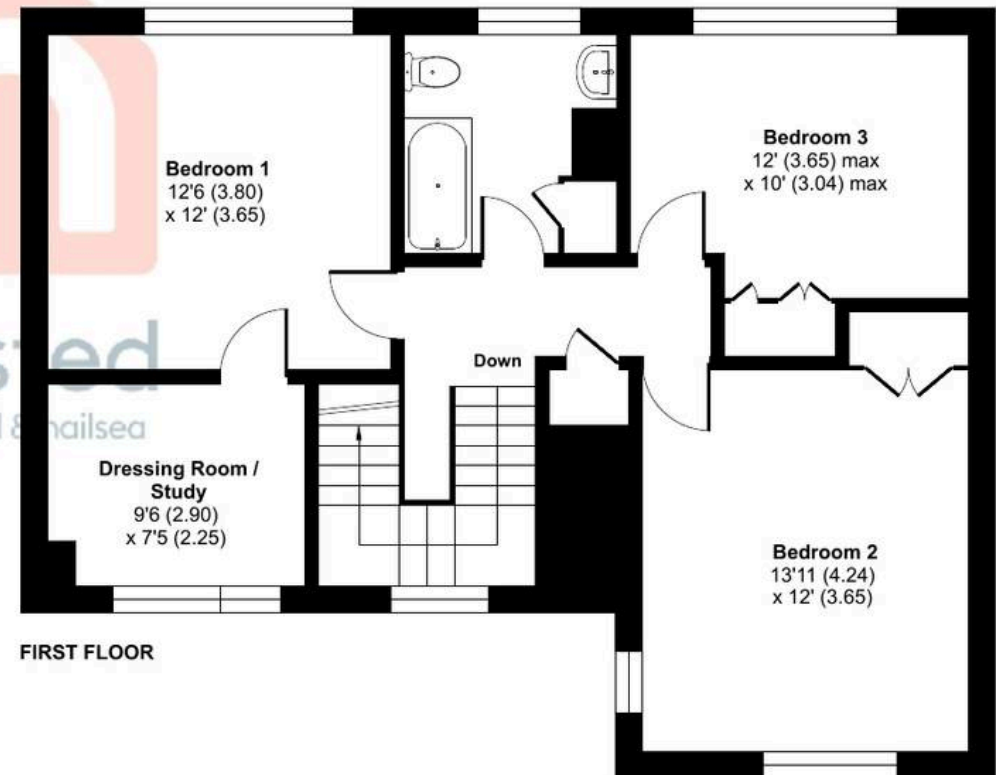
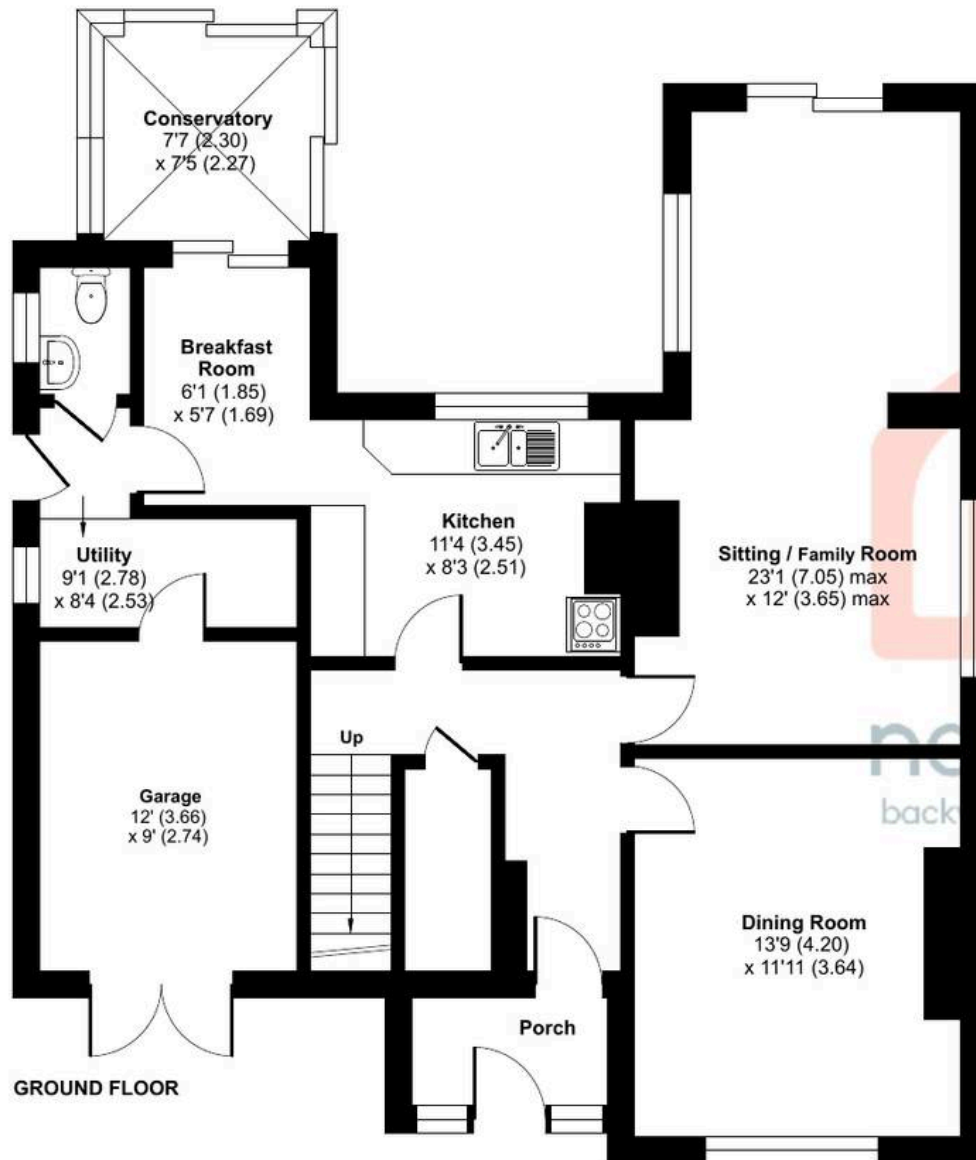
West Town Road, Backwell, Bristol, BS48

Approximate Area = 1641 sq ft / 152.4 sq m

Garage = 113 sq ft / 10.4 sq m

Total = 1754 sq ft / 162.8 sq m

For identification only - Not to scale





Simon Russell @nested

01275 620 021 • simon.russell@nested.com • nested.com/