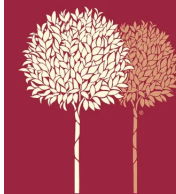




Hyatts Wood Road, Backwell
£310,000



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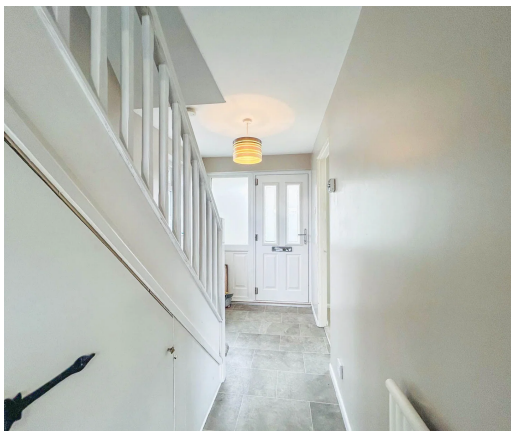
Bedrooms: 3

Bathrooms: 1

Receptions: 1

An attractive and well-presented semi-detached home, offering thoughtfully arranged accommodation throughout and a welcoming sense of light and space.

To the front of the house is a pretty lawned garden enclosed by a picket fence with off street parking to one side for two vehicles. Two shallow steps rise to a covered front door which opens directly into the entrance hallway, within the entrance hallway a painted staircase rises to the first floor with a useful understairs storage cupboard, and panelled doors lead to both the sitting room and the kitchen/dining room. The sitting room is set to the front of the house, gently elevated it is generous in size and has a pleasant outlook over the front garden, it also features an attractive wood-burning stove that creates a cosy focal point to the room. This excellent light filled room is decorated in neutral tones with a carpeted floor.



Adjoining the kitchen is an incredibly useful utility room, providing additional storage, plumbing for a washing machine, and housing the oil-fired boiler. Another door from here also gives direct access to the rear garden.

Moving onto the first floor, you will find three bedrooms and a well-appointed shower room. The principal bedroom is situated at the front of the property and benefits from fitted wardrobes and a pleasant outlook to the front. A further double bedroom enjoys a peaceful rear aspect with views across neighbouring farmland, while the third bedroom, also positioned at the front, provides a comfortable single room and includes a fitted cupboard.

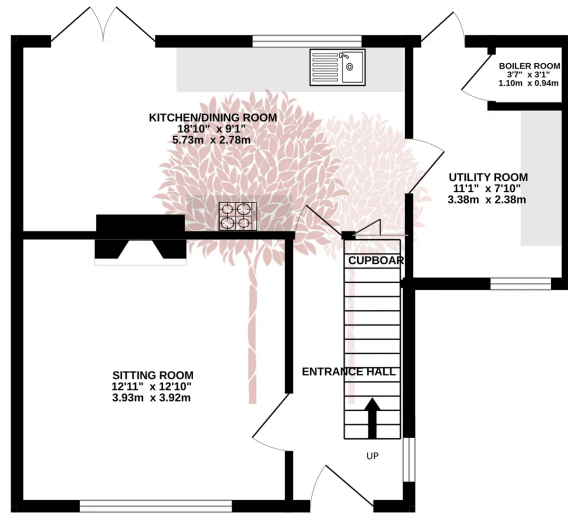
The bathroom has been tastefully updated in recent years and features a contemporary white suite including an 'L' shaped bath with a shower screen and shower attachment over, low level w.c, modern rectangular wash hand basin with vanity storage beneath and stone effect tiles.

Outside, the rear garden has been sympathetically landscaped to offer a low maintenance space to enjoy with friends and family, there is an area of lawn, patio for al-fresco dining, and a raised flower bed. A pathway to the side of the house provides convenient access to the front of the property and the parking areas.

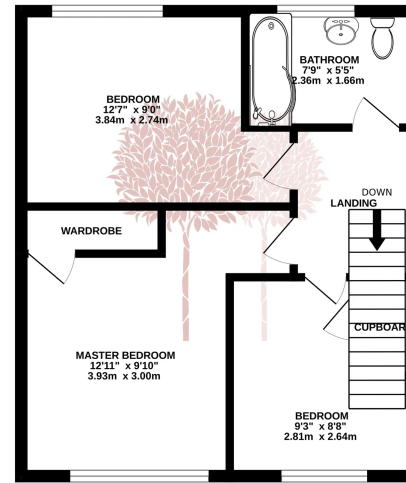
What we love about this property... the wonderful sense of light and space throughout, perfectly complemented by a sociable kitchen/dining room opening onto the garden and a cosy sitting room with wood-burning stove at its heart.



GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



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 junior and secondary schools; the largest junior school is Backwell Church of England Junior School, which is highly praised by Ofsted and performs consistently well in the league tables, and secondary school Backwell School, consistently features high in the league tables for GCSE results, and is recognised as one of the best state schools in North Somerset.

Directions: Travelling from Bristol in the direction of Weston-Super-Mare on the A370 continue through Backwell and turn left into Brockley Coombe Road as the road dips down. Continue along Brockley Coombe Road for approximately two and a half miles and take a left into Hyatts Wood Road. The property can be found a little way down on your right hand side with a Debbie Fortune Estate Agents board. What3Words: ///lifeguard.revolting.used

Material Information: This property operates on oil central heating. The solar panels are owned outright. Council tax band: D EPC Rating: B

