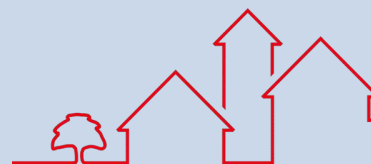




16a Church Lane, Backwell

Guide Price £899,950



Parker's

Estate Agents & Property Lettings



16a Church Lane

Backwell, Bristol

Beautiful 4-Bedroom Detached Home on Church Lane

Discover this spacious 4-bedroom detached family home on the highly desirable Church Lane in Backwell. With a double garage and an impressive landscaped garden, this property offers practicality in one of the best locations in the village.

Upon entering, a covered porch leads into a generous hallway. To the right, there is a useful study with access to the garden, ideal for remote working. At the front, there is a dining room that could also be used as a reception or sitting room, depending on your needs. At the rear, a large lounge with sliding doors opens to the garden, providing a light-filled and central living space.

The kitchen and breakfast room overlook the rear garden. The kitchen is fully equipped and has space for dining, and there is a utility room housing the boiler, a sink, and a side door for added convenience. The hallway features plenty of storage and a WC.

Upstairs, the landing leads to four bedrooms. Three are spacious double rooms with ample storage, and the main bedroom includes a large en-suite with a bath. There is also a family bathroom with a bath and a separate shower. The property boasts numerous standout features, with the balcony being a true highlight. It's a fantastic addition, providing the perfect spot to soak in the breathtaking views of the beautifully landscaped garden, the rolling countryside, and stretching all the way toward Wraxall.

I6a Church Lane

Backwell, Bristol

Outside, the front of the property has a paved driveway, a flower bed with sleeper borders, and parking for several cars. The double garage has electric up-and-over doors. The rear garden is landscaped, with various shrubs, flowers, and mature trees, plus strategically placed seating areas to enjoy the sun throughout the day. There is also a pergola, a gravel area for storage, and access on both sides of the house, with a shed on one side.

The vendor has found a property with no onward chain and is motivated to sell, making this a great opportunity for buyers.

KEY FEATURES:

- **Church Lane**
- Beautiful Garden and Views
- Balcony
- 4 Bedrooms
- Fantastic Detached House
- Drive and Double Garage
- Downstairs WC and Utility Room
- Vendor has Secured an Onward Purchase



Hallway

Lounge

19' 0" x 16' 1" (5.80m x 4.90m)

Kitchen/Breakfast Room

11' 6" x 17' 1" (3.50m x 5.20m)

Utility Room

8' 10" x 5' 3" (2.70m x 1.60m)

Dining Room/Reception

12' 2" x 16' 1" (3.70m x 4.90m)

Study

11' 2" x 14' 5" (3.40m x 4.40m)

Wc

6' 11" x 3' 7" (2.10m x 1.10m)

Landing

Bedroom 1

12' 10" x 15' 9" (3.90m x 4.80m)

En-suite

5' 7" x 9' 10" (1.70m x 3.00m)

Balcony

4' 7" x 16' 5" (1.40m x 5.00m)

Bedroom 2

11' 6" x 17' 1" (3.50m x 5.20m)

Bedroom 3

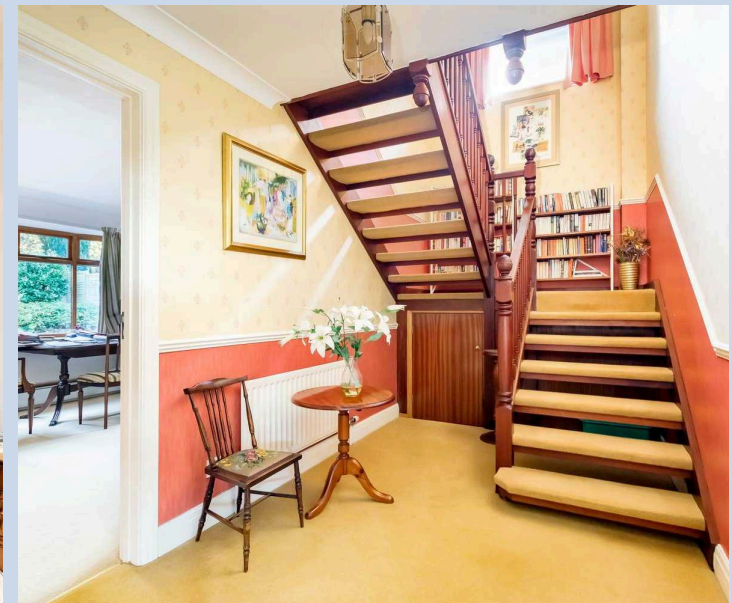
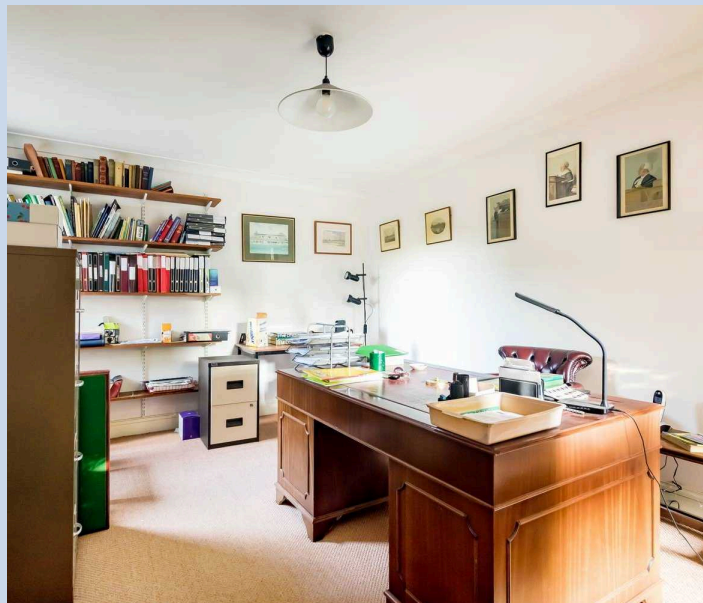
11' 10" x 16' 1" (3.60m x 4.90m)

Bedroom 4

8' 10" x 9' 6" (2.70m x 2.90m)

Bathroom

5' 7" x 9' 10" (1.70m x 3.00m)





FRONT GARDEN

REAR GARDEN

Driveway

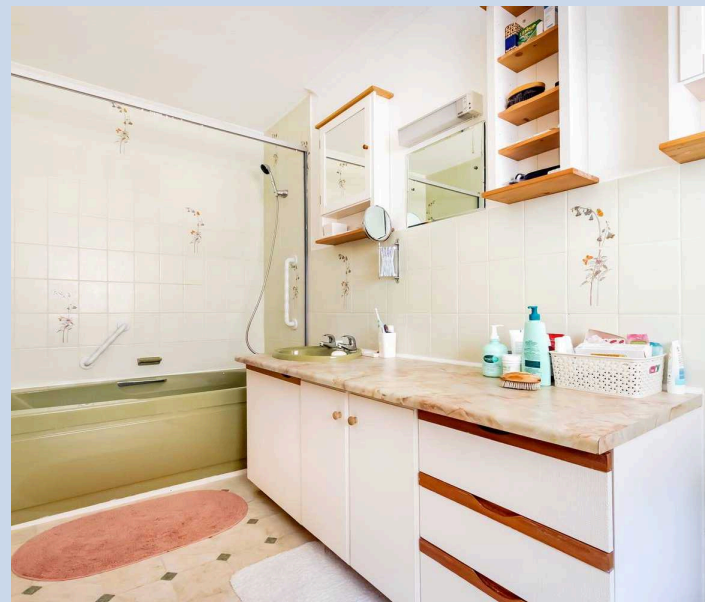
3 Parking Spaces

Double garage

2 Parking Spaces

BACKWELL:

Nestled in the enchanting North Somerset countryside, Backwell is a delightful village with a strong sense of community. Backwell boasts excellent transport links, providing easy access to nearby towns and cities while retaining a peaceful ambience that offers a welcome respite from urban life. Families are drawn to Backwell for its outstanding schools and recreational facilities, fostering a safe and nurturing environment for children to grow. With a range of amenities, including local shops, cafes, and pubs, residents can savour a leisurely pace of life without sacrificing convenience. Whether you're looking for a cosy cottage, a spacious family home, or a tranquil retreat, Backwell offers a diverse selection of properties to suit all tastes and desires. Embrace the idyllic beauty of Backwell and discover the enchanting lifestyle it has to offer.



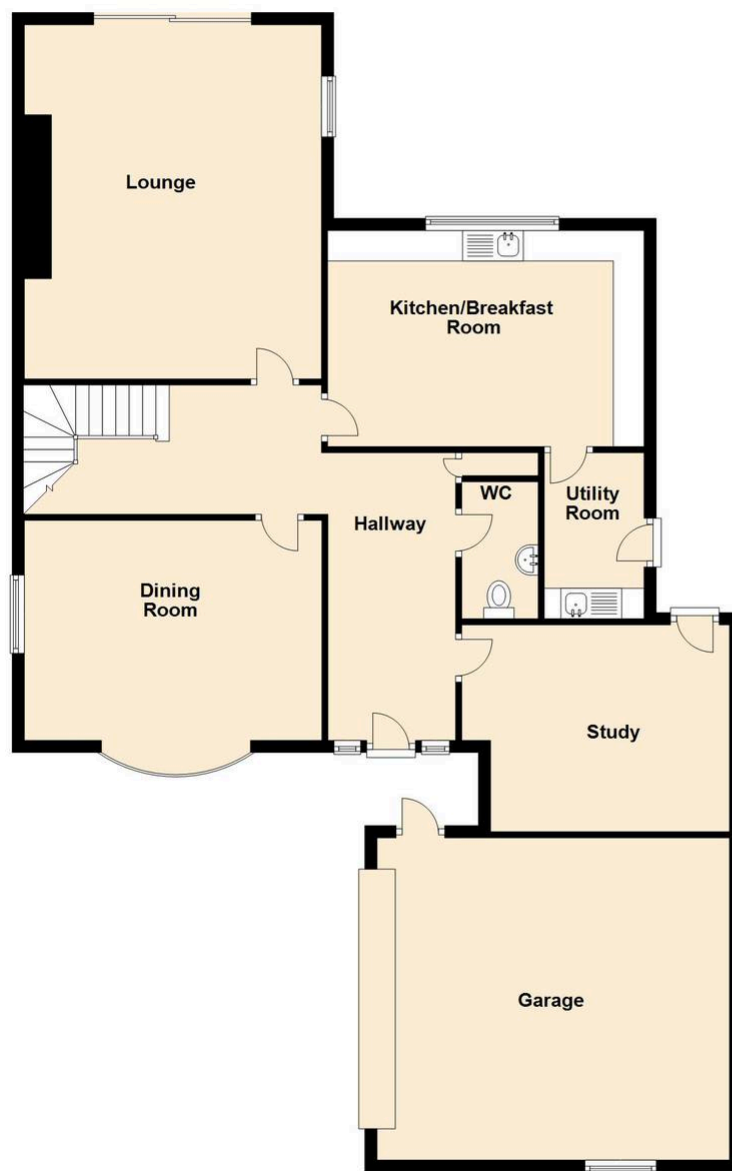
Council Tax band: G

Tenure: Leasehold

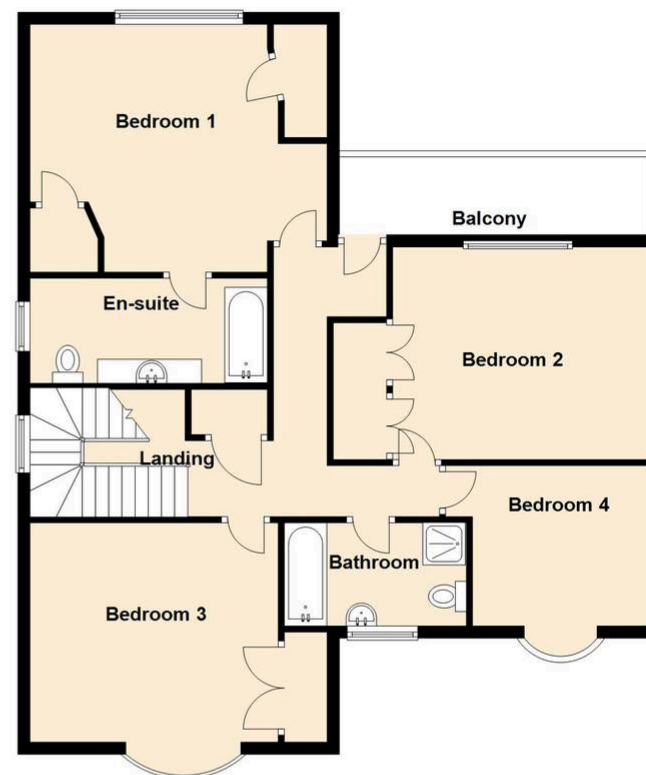
EPC Energy Efficiency Rating: D



Ground Floor



First Floor



Sketch plan for illustrative purposes only
Plan produced using PlanUp.

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