



5 Colliers Gardens, Backwell

Guide Price £600,000





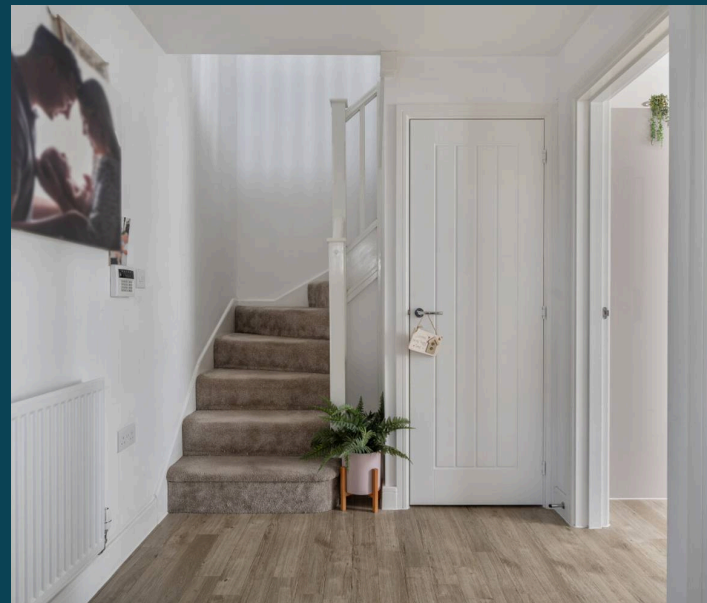
5 Colliers Gardens

Backwell, Bristol

A beautifully presented four bedroom detached home, offering spacious accommodation ideal for family living.

This is a home with a fantastic feel throughout, offering well balanced accommodation perfectly suited to family life. The entrance hall is spacious, with useful under stairs storage and a convenient downstairs WC

The lounge spans the full depth of the house, with a window to the front and French doors opening directly onto the garden.



Kitchen Diner

To the rear of the home is a bright and spacious kitchen diner, forming the heart of the home.

Dual aspect windows bring in an abundance of natural light, complemented by a breakfast bar, quartz worktops and fully integrated appliances. There is excellent storage and generous space for dining, making it ideal for both everyday living and entertaining.

A useful utility room sits just off the kitchen, with direct access out to the parking area.



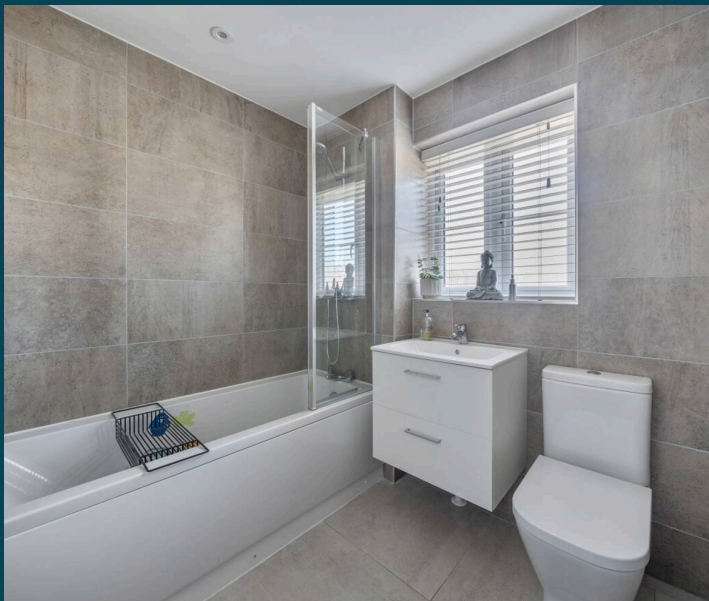


Bedrooms & Bathrooms

Upstairs, the landing provides additional storage and leads to four well proportioned bedrooms.

The main bedroom benefits from fitted wardrobes and a contemporary en suite. The remaining bedrooms are all well sized, with one enjoying dual aspect windows and built in storage.

A modern family bathroom serves the remaining bedrooms, meaning the home benefits from two bathrooms, both finished to a high standard throughout.



Garden & Outside Space

Externally, the property offers strong kerb appeal, with a lawn wrapping from the front to the side, bordered by hedging and a path leading to the covered porch. To the rear, there is parking for three cars, an electric charging point and access to the garage store.

The garden has been thoughtfully landscaped, with a variety of seating areas including a covered decked space with power, making it ideal for year round use. It is larger than most within the development and benefits from rear gated access.

The garage has been adapted to create a gym space, with flexibility to be used as a home office if desired, while still providing useful storage. A boarded loft offers additional storage.





Location

Backwell is a popular North Somerset village, known for its strong sense of community and excellent transport links. With both Backwell and Nailsea train stations nearby, it offers easy access into Bristol, the airport and surrounding areas, making it ideal for commuters.

The village is well known for its excellent schools, along with local shops, cafes and traditional pubs, providing a great balance of rural charm and everyday convenience. Nearby Nailsea further enhances this with supermarkets, a shopping centre and additional amenities.

Material Information

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

This property is freehold and subject to an annual estate management charge of approximately £338.27 (2025), contributing towards the upkeep of the communal grounds and surrounding landscaped areas.

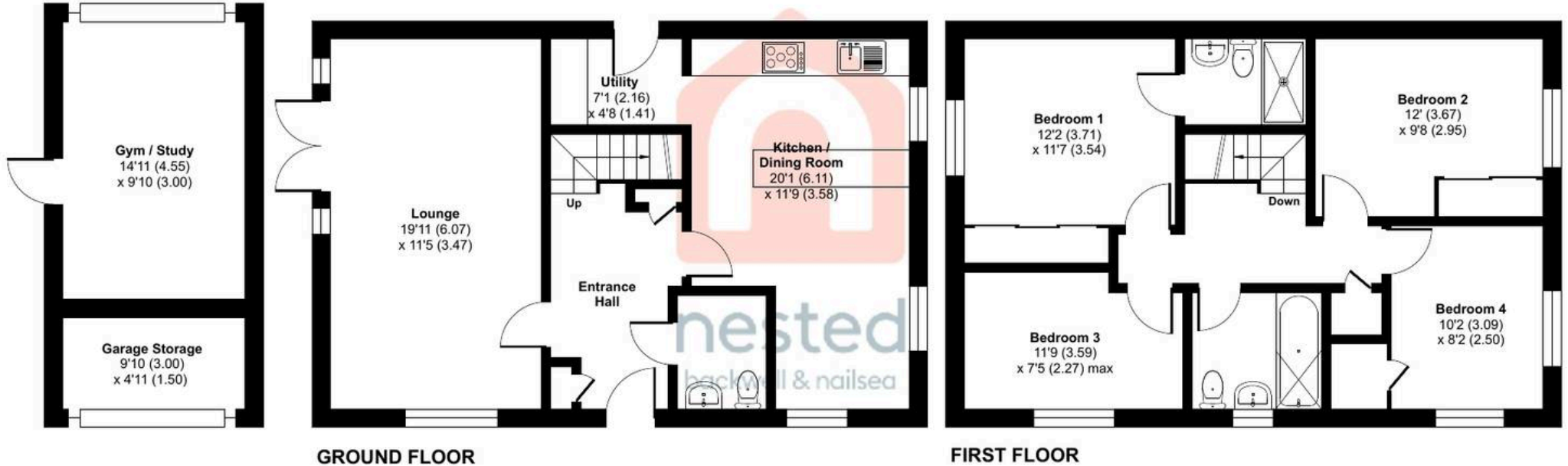
Colliers Gardens, Backwell, Bristol, BS48

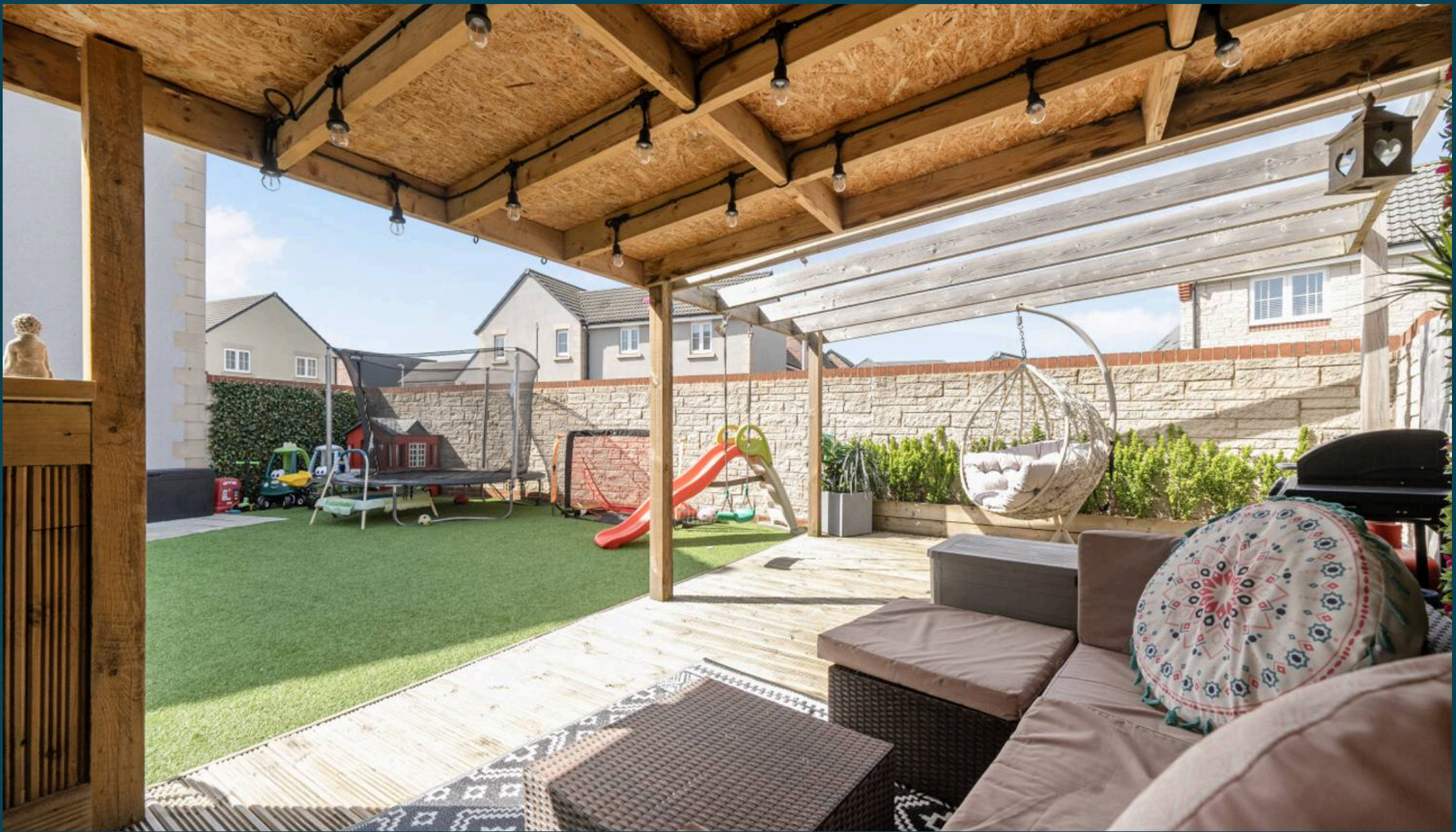
Approximate Area = 1242 sq ft / 115.3 sq m

Outbuilding = 195 sq ft / 18.1 sq m

Total = 1437 sq ft / 133.4 sq m

For identification only - Not to scale





Simon Russell @nested

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