



A substantial 3 double bedroom, 2 full reception-room
Voisey home, beautifully positioned in a peaceful,
established setting well removed from any current or
future development, yet perfectly placed for excellent
schools and village amenities. An exceptional
opportunity in one of Backwell's premier locations.
EPC=B-82

HENSONS

PEOPLE & PROPERTY

4 Hildale Road, Backwell, North Somerset BS48 3JY

Guide price £600,000 - Freehold

A wonderful opportunity to put your own stamp on this substantial 1950s Voisey-built home, located in a highly sought-after avenue in Backwell. The house is very comfortable and retains a series of original features, including the desirable wrought-iron banister and parquet flooring. Importantly, the property has not been over-modernised, allowing the fortunate buyer to update the finishes to their own taste without having to pay a premium for fixtures that may not suit their style. **Another area where the house really excels is in energy efficiency with a phenomenal B-82 rating and very low carbon emissions, figures that beat many brand-new homes.**

The house has been enjoyed by the present owner for many years and is only available due to relocation out of the area. It offers generously proportioned living space, including two charming separate reception rooms and three excellent bedrooms, plus a sizeable kitchen overlooking the rear garden. An adjoining drying lobby provides direct access to both the garden and the garage, and there is also a ground-floor cloakroom and a full bathroom upstairs.

The drive and garage at the side offer potential for conversion or for extending above — as demonstrated by the neighbouring property, which has been adapted to provide five bedrooms. The ample loft also offers further conversion potential (subject to permissions).

A typical benefit of houses of this period in the village is the lovely mature garden, which is the ideal size, with a level patio and lawn. Mature planting affords excellent privacy, with a wide selection of trees and shrubs creating a secluded outdoor south sou'wester facing space that enjoys sunshine from morning until evening.





The House and Garden:

As mentioned above, the house offers tremendous scope to extend if required, consequently future proofing your move and enabling stamp duty avoidance going forward. Nevertheless, without alteration the existing accommodation is already generous. An open porch shelters the front door and leads into a welcoming traditional reception hall featuring a quarter-turn staircase rising to the part-galleried landing. There is a cloakroom off the hall, and doors open to the reception rooms and the kitchen.

The feeling of space continues throughout the property. The attractive, light-filled living room enjoys an outlook to the front through a broad bay window. A feature fireplace adds charm, and the almost square proportions make the room particularly easy to furnish.

A separate dining room opens onto — and overlooks — the extensive rear garden, with sliding patio doors leading out to the patio area. Alongside the dining room is the spacious kitchen, fitted with traditional farmhouse-style wall and floor cupboards and laminated work surfaces. There is space for various appliances and for a gas or electric slot-in cooker beneath a concealed cooker hood. A side door from the kitchen leads to the covered passageway between the house and garage, from where there is access to the utility space forming the rear section of the 22'10" (6.97m) garage. An additional integral storage cupboard is also accessible from the garden.



On the first floor the landing provides a surprisingly useful area that could serve as a study space, alongside giving access to the bedrooms and bathroom. All three bedrooms are very well-proportioned. The principal bedroom enjoys an outlook to the front, while the second and third — a smaller double — overlook the lovely established rear garden.

For those wishing to create an en-suite, the principal bedroom is large enough to allow for a separate shower room, and there are examples in our archive of similar houses where this has already been done.

The family bathroom has a window to the side and features a classic white suite comprising a bath with shower over, a pedestal wash-hand basin and a low-level WC.

Outside:

A wide pillared gateway opens to the drive that provides parking and leads to the large Garage with metal up and over door, light and power connected.

The garden at the front is mainly gravelled for ease of maintenance with and a reconstituted low stone wall with a further gateway gate and path to the front door.

At the rear of the property the garden is extensive and mature with the majority laid to lawn framed by a series of established trees and shrubs providing plenty of screening. There is a paved patio and path, raised planters and a greenhouse set away to one side.



Services & Outgoings:

All main services are available. Gas fired central heating through radiators. Full double glazing. High speed ADSL and superfast broadband are available with download speeds up to 1Gb or better via cable. Cable TV services are also available in the close.

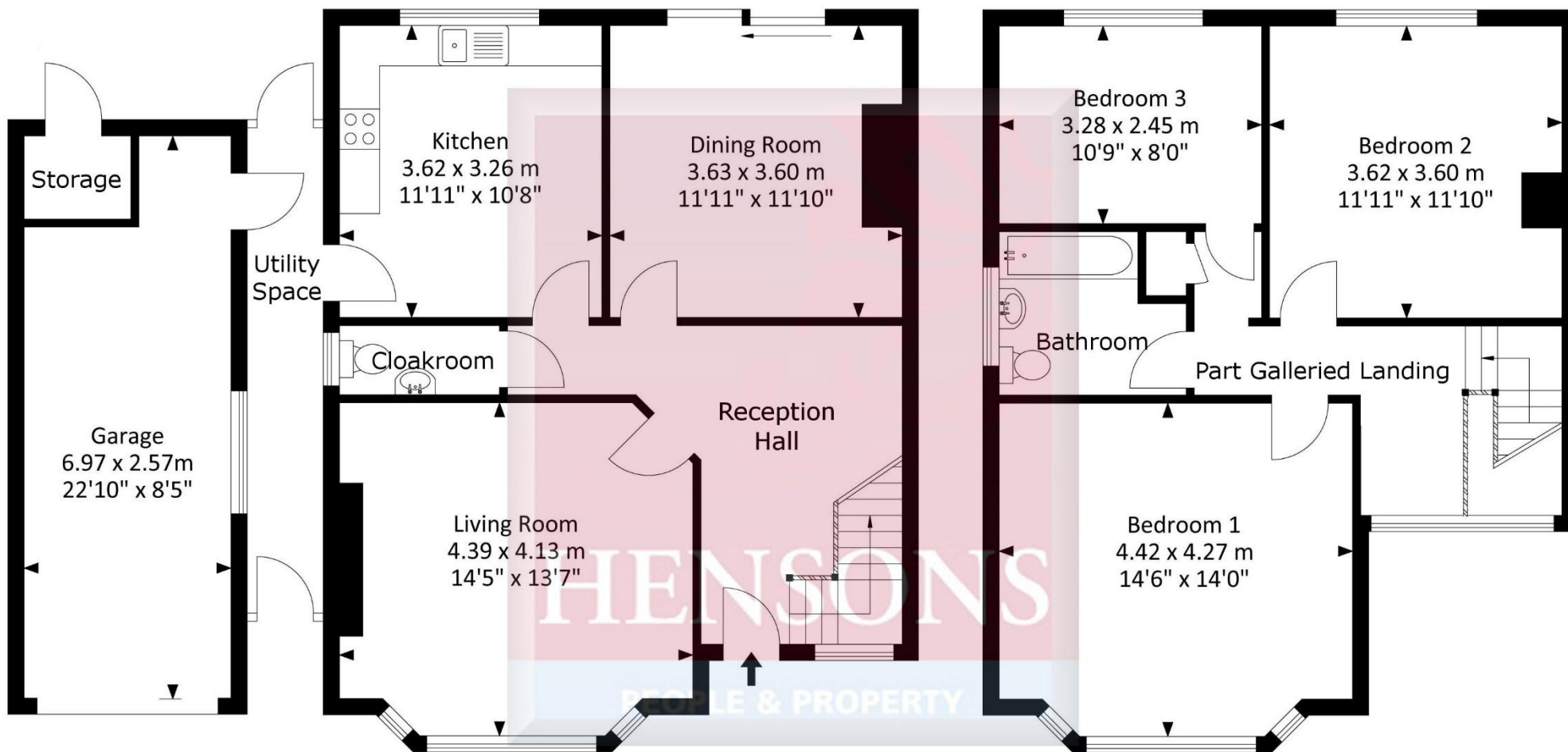
Council Tax Band = E

Construction:

The house traditionally constructed and extends to total floor area of 1,397.3 Sq.ft (129.8 Sq.m)

Viewing: Telephone 01275 810030

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Ground Floor

First Floor



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