



17 Station Road, Backwell

Guide Price £875,000



## 17 Station Road

Backwell, Bristol

**Rarely does a home of this quality come to the market. This exceptional four-bedroom detached home has been transformed to an outstanding standard throughout following a comprehensive refurbishment and extension.**

Having remained unoccupied since the works were finished, the property offers its next owners the rare opportunity to be the first to enjoy the home in its beautifully renovated form. Offered for sale with no onward chain, it is ready for immediate occupation.

From the front, the property immediately impresses with its attractive 1950s double bay façade, offering excellent kerb appeal. A generous driveway provides ample off road parking, while gated side access leads to the detached garage.

The entrance hall reflects the quality and attention to detail found throughout the home, with herringbone flooring flowing seamlessly across the entire ground floor. The beautifully proportioned reception room is centred around a large bay window. A wood burning stove provides an attractive focal point, creating a warm and inviting space in which to relax.





## Contemporary Family Living

The impressive open plan kitchen, dining and family room has been thoughtfully designed for modern family living and entertaining.

Finished to an exceptional standard, the contemporary kitchen is centred around a striking island and features quartz worktops together with a comprehensive range of integrated appliances, including double ovens, a warming drawer, an integrated full height fridge, separate full height freezer and generous storage.

There is ample space for both dining and relaxed seating, while floor to ceiling bi-fold doors span the width of the room, opening directly onto the garden and creating a seamless connection between inside and out.



Adjoining the kitchen is a spacious utility room, providing excellent storage, laundry facilities and access to the front of the property. To the rear, a versatile study with French doors opening onto the garden provides an ideal space for home working, while also lending itself to use as a cosy snug or reading room. A well-appointed cloakroom/WC completes the ground floor.



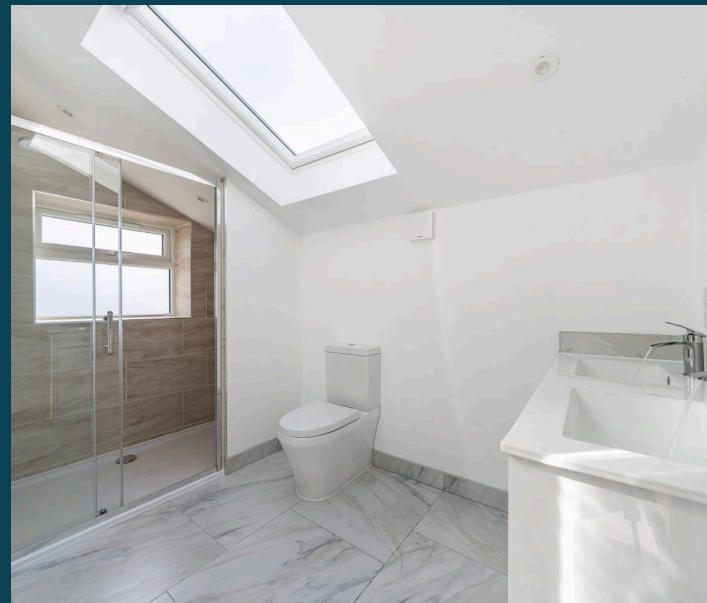
## Beautifully Appointed Bedrooms

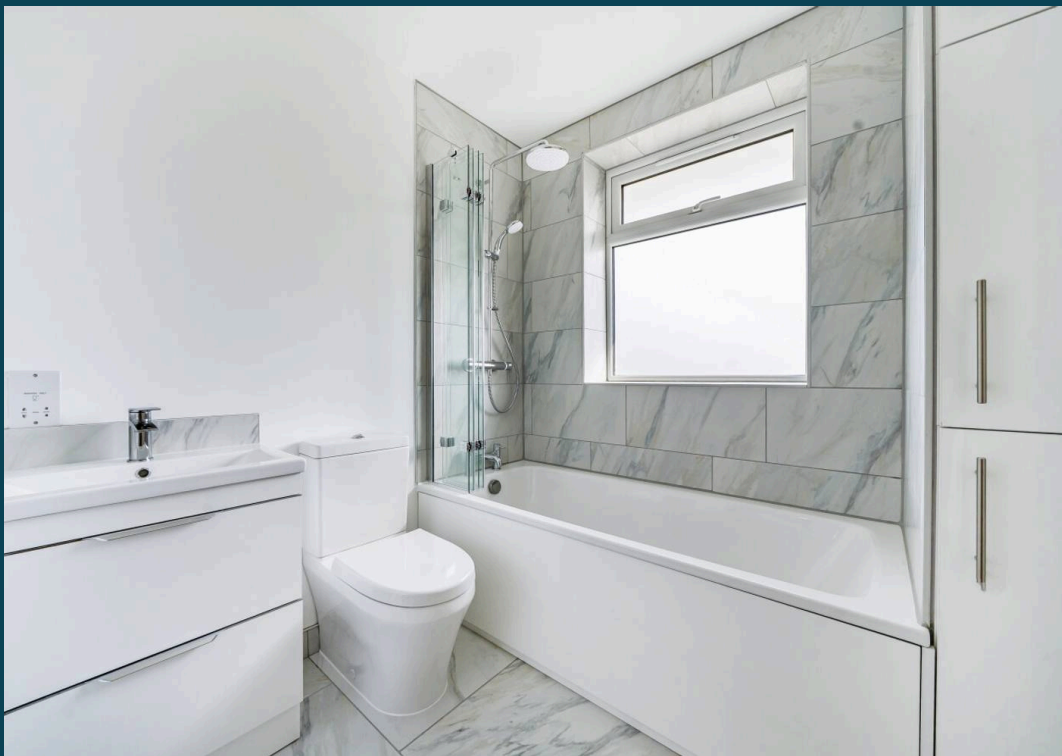
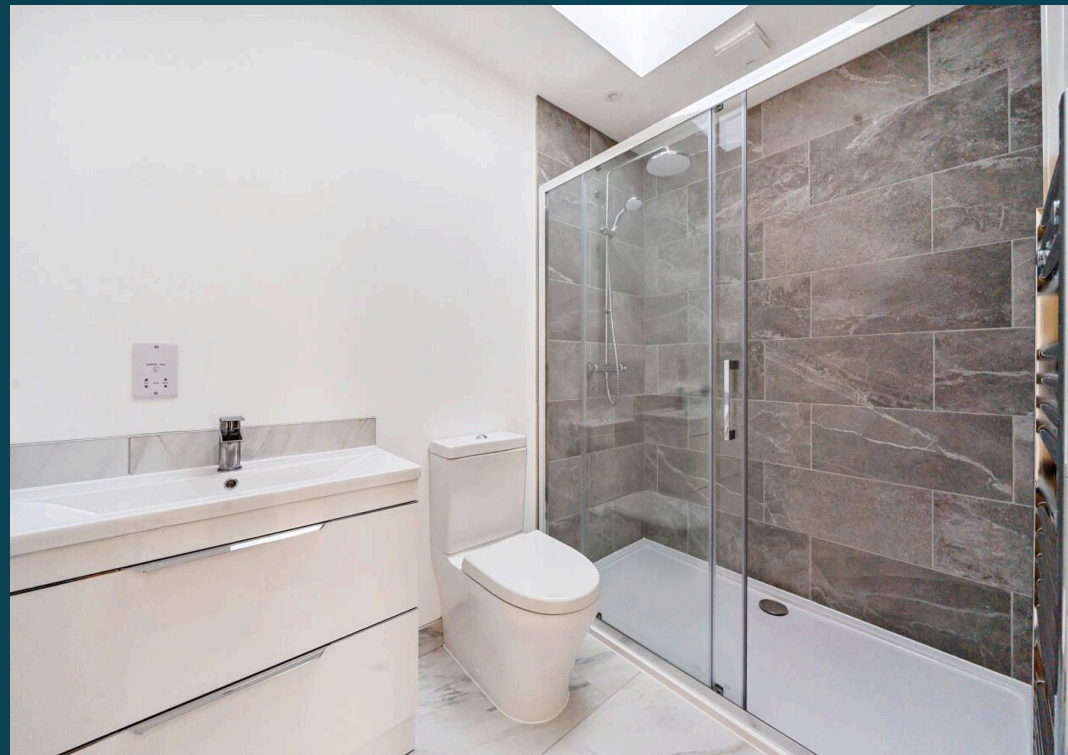
The generous principal bedroom enjoys an attractive bay window and a stylish en suite shower room, creating a calm and comfortable retreat.

Three further well proportioned bedrooms provide flexible accommodation for family living, guests or home working. One of the bedrooms features a vaulted ceiling with Velux windows, creating an impressive sense of light and space.

The family bathroom and additional shower room have both been finished to an exceptional standard, featuring marble effect tiling, quality fittings, contemporary vanity units and heated towel rails.

With four bedrooms and three bathrooms, the layout offers an ideal balance of space, comfort and practicality for modern family living.





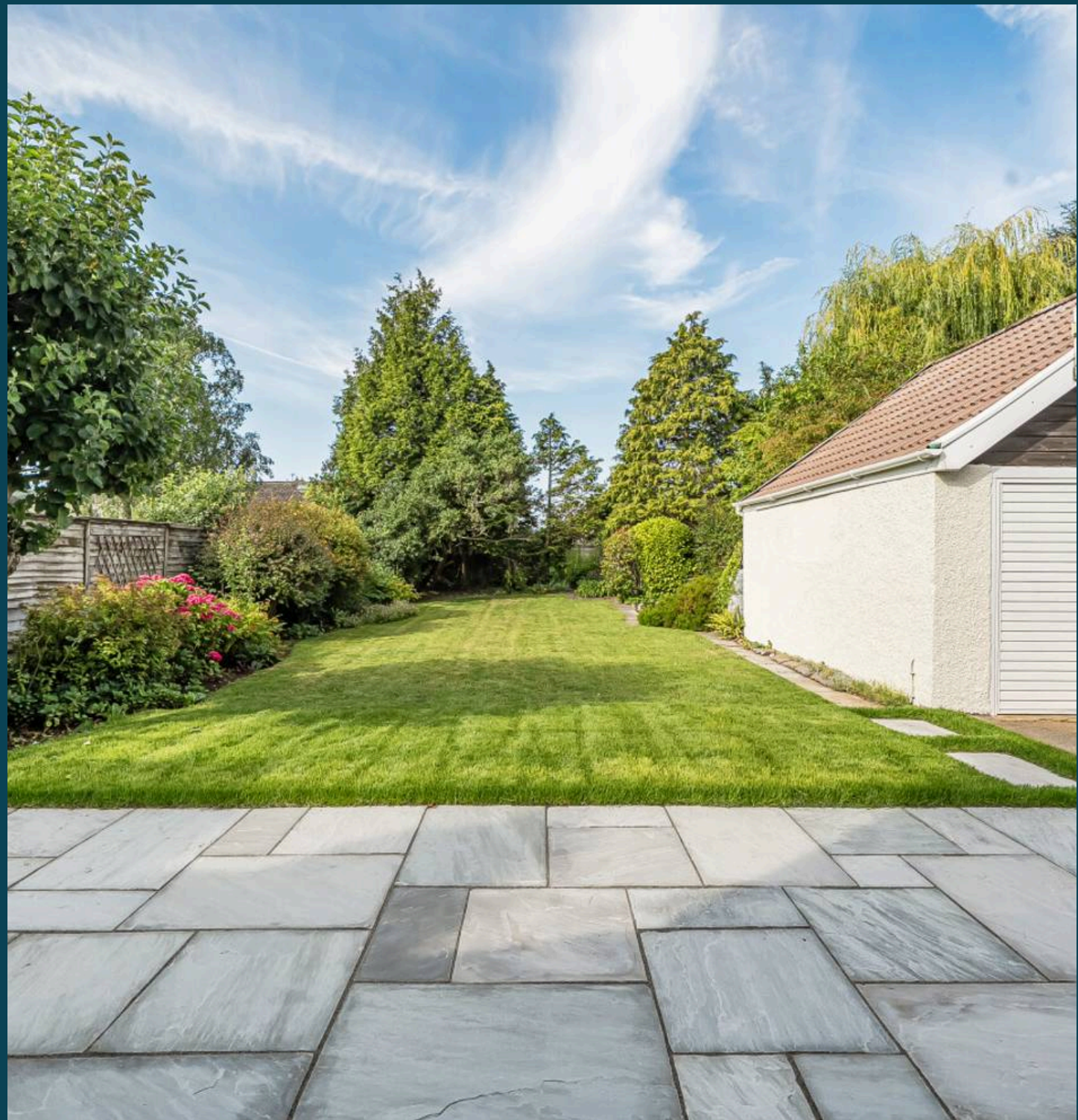
## Landscaped Gardens and Outdoor Living

The landscaped southwest-facing rear garden is another standout feature of the home. Offering an excellent degree of privacy, it has been thoughtfully designed for relaxing, entertaining and family life.

A generous patio provides the perfect setting for al fresco dining and summer gatherings, leading onto a generous level lawn framed by mature trees, established planting and colourful borders. An ornamental pond and secluded seating area provide peaceful spaces in which to unwind.

To the far end of the garden is a further area, currently home to a greenhouse, offering excellent potential for vegetable beds, a productive kitchen garden or, subject to the necessary consents, a garden room or home office.

The detached garage benefits from power and lighting, making it ideal for secure parking, additional storage or workshop space, while the extensive driveway comfortably accommodates several vehicles.





## Location and Lifestyle

Backwell is one of North Somerset's most sought after villages, offering an excellent balance of village life and connectivity. With highly regarded schools, a strong sense of community and a range of independent shops, cafés and pubs, it remains a popular choice for families and professionals alike.

Excellent transport links include Backwell and Nailsea railway station, providing direct services to Bristol, Bath, Exeter and London. Bristol Airport, the M5 and nearby Nailsea further enhance the area's excellent connectivity and everyday convenience.

## Flexible Purchase Option

The property is available with the full garden as shown for the guide price of £875,000.

Alternatively, the vendor would consider retaining a section of the rear garden, with the purchase price adjusted accordingly. A proposed boundary plan will be available, and we would be pleased to discuss both options in more detail.

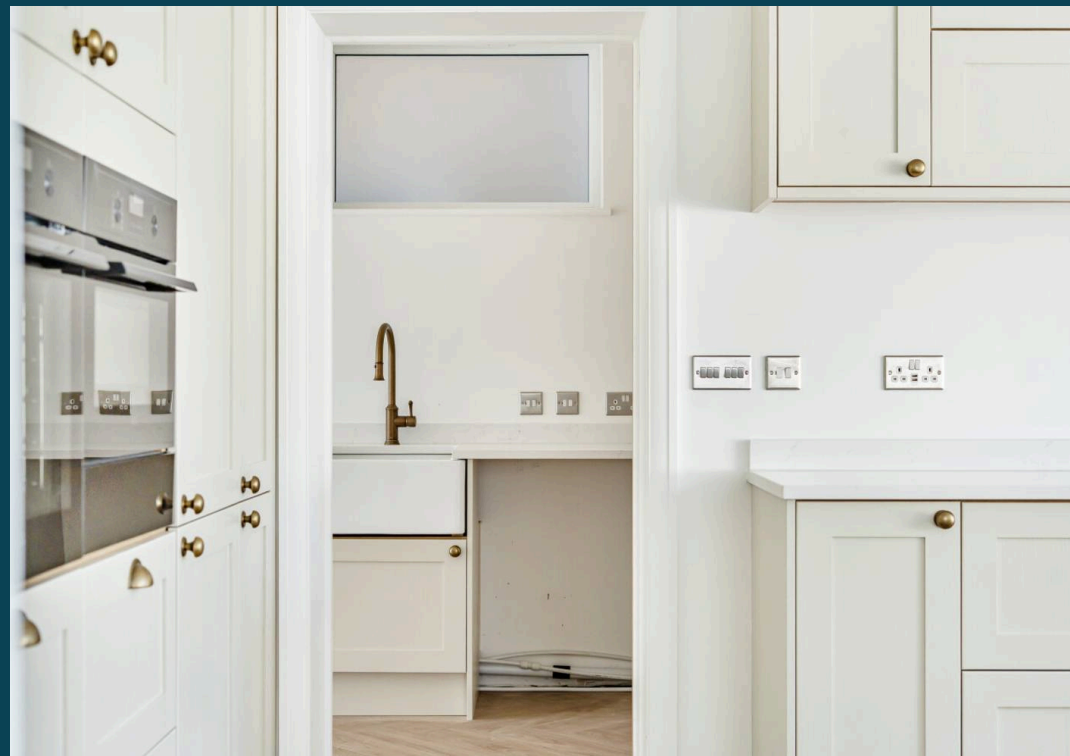
## Material Information

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





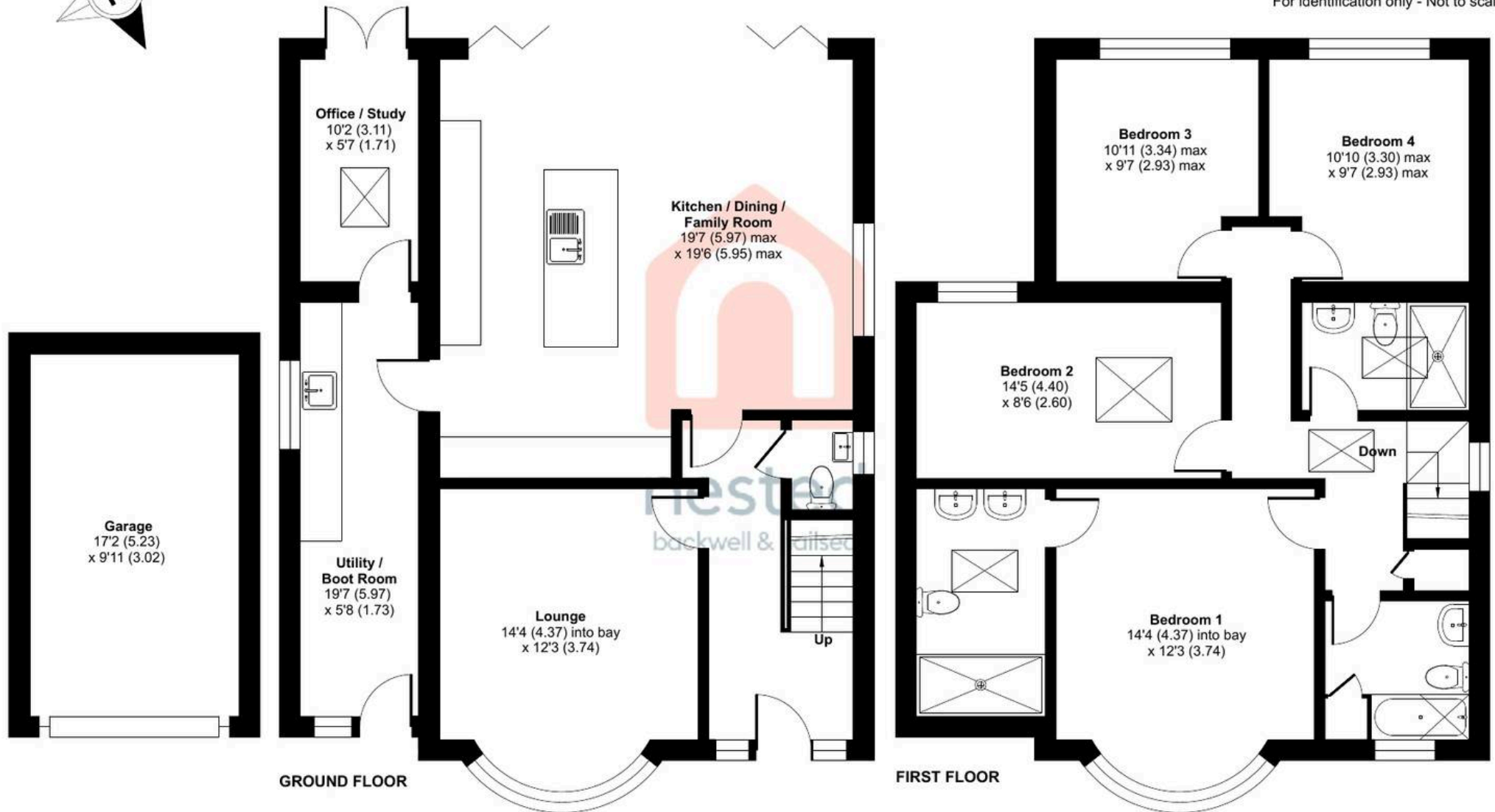
# Station Road, Backwell, Bristol, BS48

Approximate Area = 1626 sq ft / 151 sq m

Garage = 170 sq ft / 15.7 sq m

Total = 1796 sq ft / 166.7 sq m

For identification only - Not to scale





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