

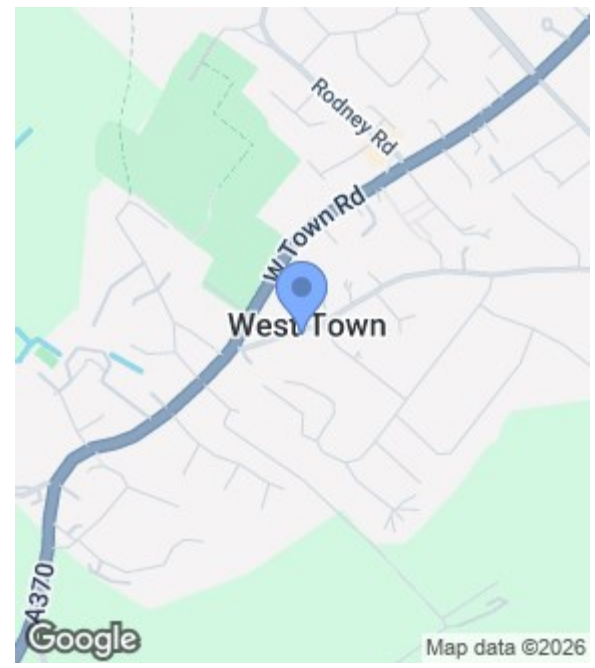
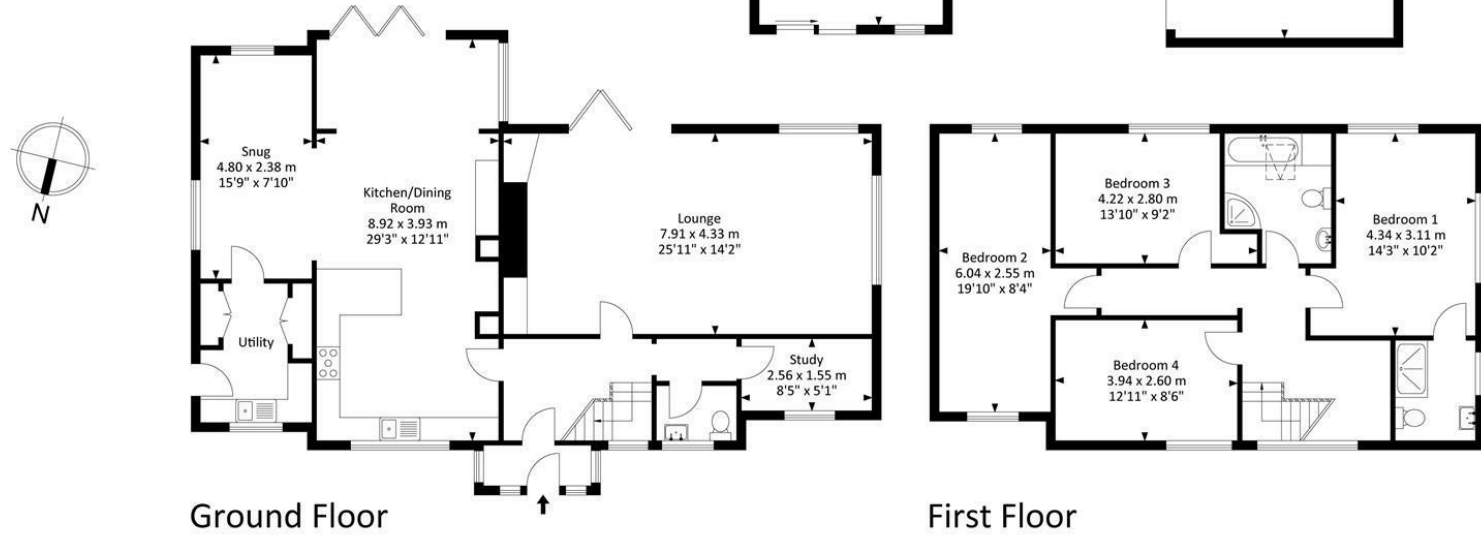
Church Lane, Backwell BS48 3JW

Approx. Gross Internal Area
1965.80 Sq.Ft - 182.50 Sq.M

Garage Area
198.70 Sq.Ft - 18.50 Sq.M

Garden Room Area
126.50 Sq.Ft - 11.80 Sq.M

Total Area
2291.0 Sq.Ft - 212.80 Sq.M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Tenure: Freehold

Floor area: 1965.00 sq ft

Tax Band: F

Local Authority: North Somerset

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Ginos Estate Agents

6 Ryves Vale, Tickenham, BS21 6FZ

T. 01275 540 176 | sales@ginosproperties.co.uk

ginosproperties.co.uk



121 Church Lane, Backwell, North Somerset, BS48 3JW

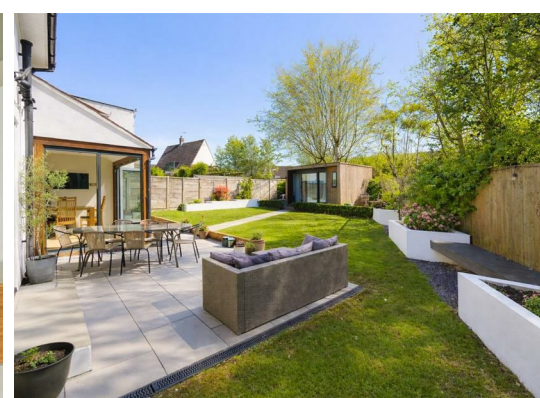
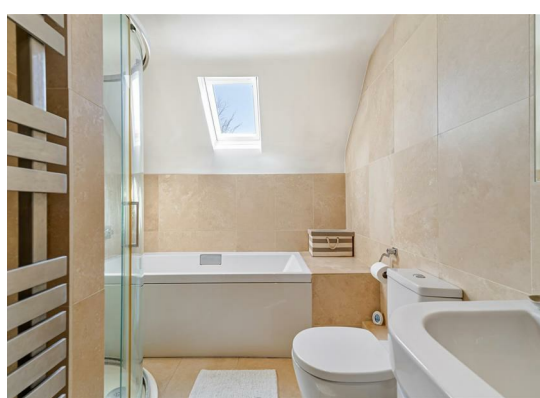
£915,000



An exceptional opportunity to acquire this highly attractive and deceptively spacious four-bedroom, three-reception room detached family home, originally dating from the 1950s and thoughtfully extended and improved over time. This unique property now offers generous and well-balanced accommodation, presented in show home condition throughout and is ideally situated in one of North Somerset's most sought-after villages, which is particularly renowned for its high-performing secondary school and quality housing. The property also benefits from a south-facing rear garden, complete with an impressive garden room, providing an ideal space for both relaxation and entertaining and in brief, the layout comprises: Entrance Porch, Welcoming Entrance Hall, Cloakroom, Lounge, Study, a Kitchen/Dining Room, Utility Room and Snug. On the first floor are four well-proportioned double Bedrooms and two Bathrooms. whilst externally, the property enjoys generous and private gardens to both the front and rear, along with a substantial detached garage and a recently laid Resin driveway, accessed via electric gates, provides an abundance of space for numerous vehicles and privacy. In one word - 'stunning'. EPC rating - D.

Entrance Porch
8'47 x 2'86 (2.44m x 0.61m)

Entrance Hall
10'43 x 7'09 (3.05m x 2.36m)



Cloakroom
5'61 x 3'82 (1.52m x 0.91m)

Study
8'5" x 5'1" (2.57m" x 1.55m")

Lounge
25'11" x 14'2" (7.90m" x 4.32m")

Kitchen/Dining Room
29'3" x 12'11" (8.92m" x 3.94m")

Snug
15'9" x 7'10" (4.80m" x 2.39m")

Utility Room
9'88 x 7'75 (2.74m x 2.13m)

Main Bedroom
14'3" x 10'2" (4.34m" x 3.10m")

En Suite
7'10 x 5'53 (2.39m x 1.52m)

Bedroom 2
19'10" x 8'4" (6.05m" x 2.54m")

Bedroom 3
13'10" x 9'2" (4.22m" x 2.79m")

Bedroom 4
12'11" x 8'6" (3.94m" x 2.59m")

Family Bathroom
9'20 x 7'44 (2.74m x 2.13m)

Double Garage
15'5" x 12'10" (4.70m" x 3.91m")

Garden Room
13'0" x 9'9" (3.96m" x 2.97m")

Front & Rear Gardens

