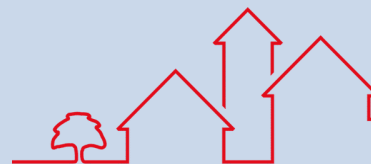




1 Church Lane, Backwell

Guide Price £675,000



Parker's

Estate Agents & Property Lettings



I Church Lane

Backwell, Bristol

This spacious and extended four-bedroom detached house is offered for sale with no onward chain and presents a rare opportunity to acquire a family home in one of the village's most sought after locations. Coming to the market for the first time since its construction in 1972, the property is ideally situated for families, with highly regarded schools, a strong sense of community, local clubs, a leisure centre, and parks all close by. Commuters will appreciate the superb public transport links, including a main line train station and international airport nearby, as well as convenient motorway and A road connections. The accommodation is well planned and versatile and comprises a fabulous reception hall, cloakroom, a bright sitting room, an additional family room, a dining room and a kitchen/breakfast room with a separate utility room. Upstairs, the principal bedroom benefits from an en suite shower room, while three further bedrooms are served by a well-appointed family bathroom.

The property occupies a glorious corner plot, with impressive frontage predominantly laid to lawn and enhanced by mature shrubs, creating an attractive first impression. The mature rear garden is fully enclosed by timber panel fencing, with secure gated access to both sides of the property, and is predominantly mainly laid to lawn, interspersed with shaped beds, paved pathways, and a patio area. The block paved driveway provides ample off-road parking and leads to a double garage, which is equipped with an electric up and over door to the front. This delightful home offers the

I Church Lane

Backwell, Bristol

perfect balance of indoor comfort and outdoor space, in a location that is both peaceful and exceptionally well connected.

Council Tax band: F

Tenure: Freehold

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



Reception Hall

Entered via glazed wooden door with glazed panel side. Tiled flooring and stairs rising to first floor accommodation. Doors to; Cloakroom, Sitting Room, Family Room and Kitchen/Breakfast Room.

Cloakroom

Fitted with a white suite comprising; low level W.C and pedestal wash basin. Vinyl floor covering and window to front.

Sitting Room

Feature cast iron fireplace with Marble mantle and Slate hearth. Dual aspect with multi pane bay window to front and window to rear over looking the garden. Wide opening to Dining Room.

Dining Room

Glazed wooden door and window to rear. Door to Kitchen/Breakfast Room.

Kitchen/Breakfast Room

Fitted with a modern range of wall and base units with Granite work surfaces and upstands over. Under hung stainless steel sink and mixer tap. Built in eye level electric double oven and five ring electric hob with extractor over. Integrated fridge/freezer. Tiled floor and window to rear. Opening to Utility Room.

Utility Room

Fitted with a range of wall and base units with complementary work surfaces over. Spaces for washing machine and tumble dryer and further appliance. Tiled floor and window to side. Glazed wooden door to rear.

Family Room

Generously proportioned room with a niche that would make an ideal study area. French doors with glazed side panels to the front.

Galleried Landing

Loft access with fitted ladders. Window to side. Airing cupboard housing immersion tank. Doors to all Bedrooms and family Bathroom.

Principle Bedroom

A range of fitted wardrobes and further built in wardrobe. Window to front. Door to En Suite Shower Room.





En Suite Shower Room

Tiled and fitted with a white suite comprising; walk in shower cubicle with thermostatically controlled shower and fitted vanity unit with inset basin and mixer tap. Strip light and shaver points. Low level W.C. Tiled floor and window to front.

Bedroom 2

Window to rear.

Bedroom 3

Window to rear.

Bedroom 4

Window to rear.

Family Bathroom

Tiled and fitted with a white suite comprising; panelled bath with mixer tap, shower and glazed screen over, pedestal wash basin and low level W.C. Vinyl floor covering and window to front.

Front Garden

The impressive corner plot frontage is predominately laid to lawn and planted with mature shrubs.

Rear Garden

Fully enclosed by timber panel fencing with secure gated access to both sides of the property, this mature garden enjoys a great deal of privacy. Predominately laid to lawn with mature, shaped beds, paved pathways and patio. The ornamental pond is a charming feature. Outside tap and potting shed and pedestrian access to rear of the garage.

Driveway

4 Parking Spaces

Block paved driveway leading to double garage

Double garage

2 Parking Spaces

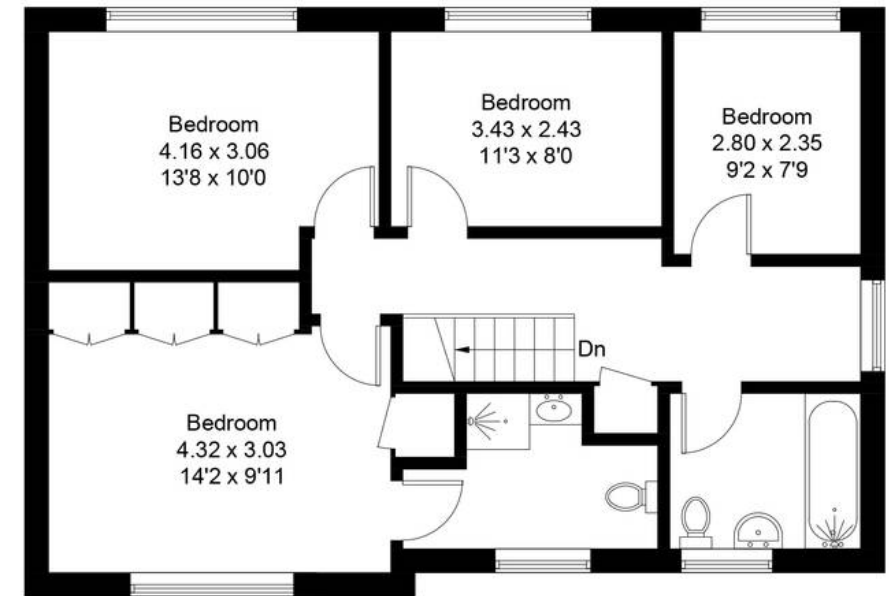
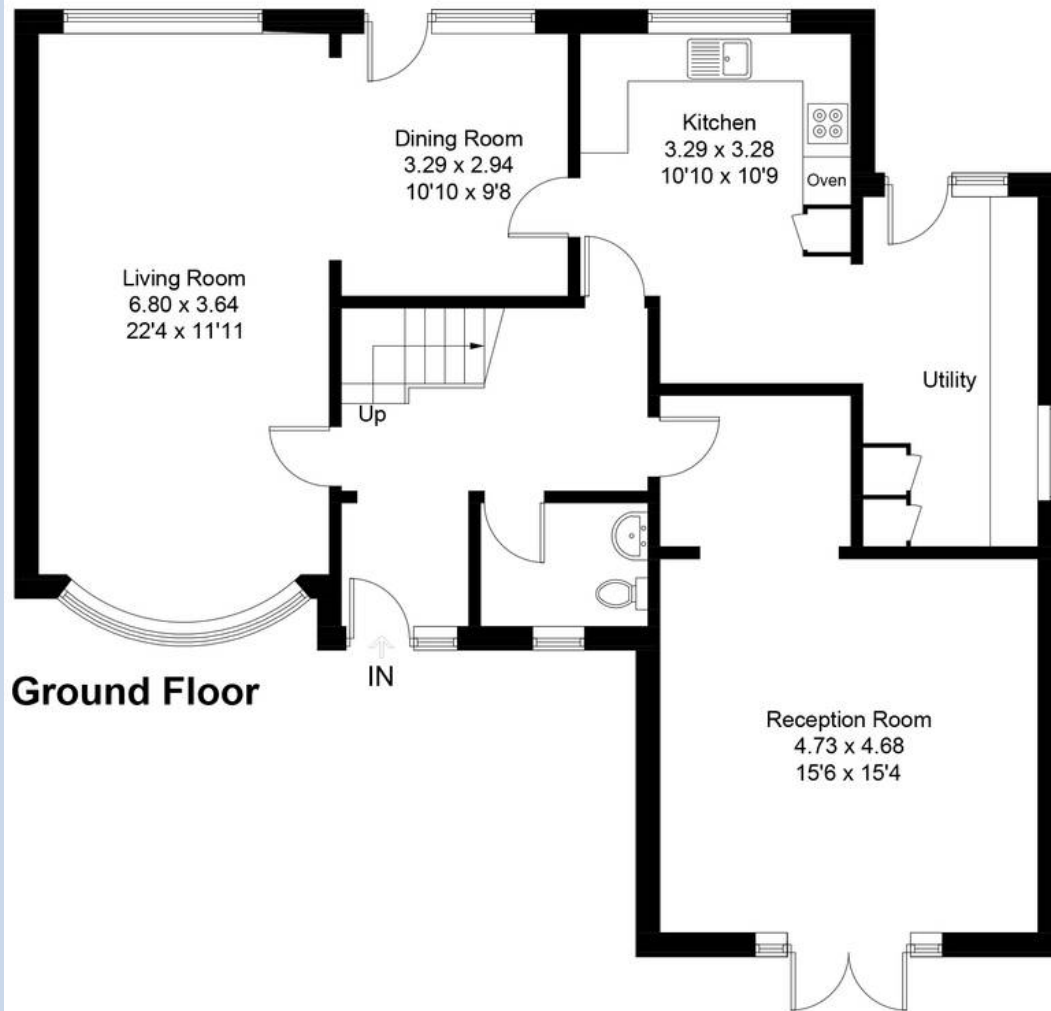
Electric up and over door to front with door and window to the rear. Power connected.





1 Church Lane

Approximate Gross Internal Area = 174.0 sq m / 1873 sq ft



For illustrative purposes only. Not to scale. ID1320891
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.
Floor Plan Produced by EPC Provision



Parker's Estate Agents

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IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

