



51 Station Road,
Backwell, BS48 3LN

debbie fortune



51 Station Road, Backwell, Bristol, BS48 3LN

Price: £667,500

- Superb three-bedroom detached family home
- Set in a spacious and private position
- Off street parking for several vehicles
- Electric charging point and single garage
- Unique accommodation with a blend of traditional and modern styles

DESCRIPTION

Number 51 Station Road occupies a supremely convenient position for local amenities, schools, and Nailsea/Backwell train station. Set well back from the road the property is approached via a gated driveway and is located central to the plot with ample off-street parking to the front and benefits from a recently installed electric charging unit, single garage and pretty lawned area.

On entering the property through the handy entrance porch, the light and airy hallway leads to the three bedrooms, kitchen, and family bathroom. The master bedroom is generous sized room with plenty of space for a super king size bed and bedroom furniture. Bedroom two is positioned to the front of the building and is also a good-sized double room, whilst bedroom three is an ample child's bedroom. The family bathroom is fitted with a luxury Porcelanosa white suite and contemporary Porcelanosa tiles to the walls and floor.

The spacious kitchen breakfast room enjoys a light and airy dual aspect and is fitted with a substantial range of matching wall and base units in a classic cream shaker style. There is lots of space for a large breakfast table, a handy store cupboard and lovely character beams. From the kitchen/breakfast room a sliding door links through to the impressive family living room.

Revelling in its glorious south facing aspect the 21'0 living room features an impressive vaulted ceiling which adds a cool modernist twist to the house. The ceiling features exposed timber beams whilst a large picture window to the side elevation and wall to wall French doors also complement this fabulous space, along with solid oak flooring. Another wonderful focal point to the room is a lovely cast iron wood burner to take the chill of the winters evening.

From the living room you can alight straight out onto a generous raised deck, perfect for entertaining guests to an al fresco supper and providing an elevated vantage point to observe children in the garden. The garden itself is simply divine, in the main it is laid to a lush level lawn but to the flanks thoughtfully planted bushes and shrubs create an evergreen canvas to enjoy all year round. The garden enjoys a high degree of privacy and a wonderfully sunny aspect. To either side of the house there is access to the front with a detached single garage to one side and more than enough space for a large home office and the garden shed.

- Glorious south facing rear garden
- Large, raised deck and excellent privacy
- Huge scope to further improve/extend the home if desired
- Offered to the market with the added benefit of no onward chain
- Close to the many superb facilities and Backwell Schools as well as Nailsea/Backwell Train station

DIRECTIONS

Proceeding into Backwell from Bristol on the A370 at the main traffic lights turn right into Station Road and passing Embercourt Drive, The Crescent and Westfield Drive and the property will be found a little way further on, on the left-hand side.

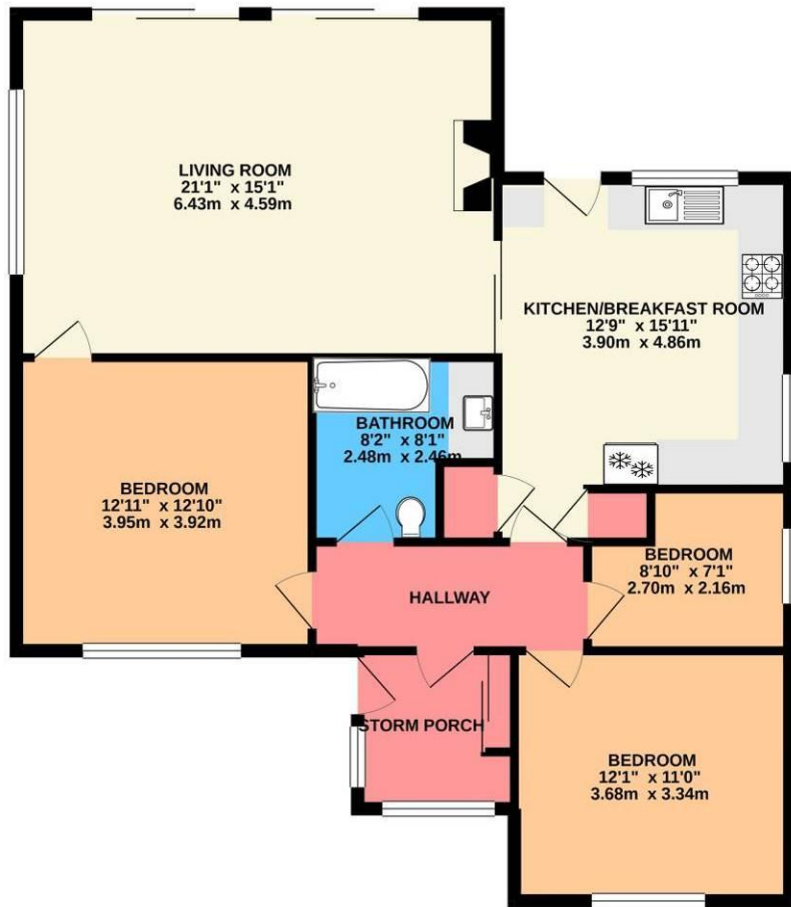
SITUATION

Backwell is a suburban village south west of Bristol, on the A370 to Weston-super-Mare. It includes the hamlets of Backwell Common, Backwell Green and Farleigh. Nearby are Nailsea, Flax Bourton, Yatton, Brockley and Barrow Gurney. Backwell Lake is next to the road between Nailsea and Backwell and is just north of the railway station. The village has a long history, appearing in the Domesday Book in 1086 with the name 'Bacoile' meaning 'The well back on the hill'. The well is still in existence. Many residents of Backwell commute daily to Bristol by car via the A370, bus or train - the railway station has a direct service to London. Backwell is close to the M5 motorway and Bristol International Airport at Lulsgate is 3 miles (4.8 km) away by road. The airport serves both domestic and international routes, and is one of EasyJet's hub airports. Backwell has excellent infant, junior and secondary schools; West Leigh Infant School, Backwell Church of England Junior School and Backwell Secondary school which is currently OFSTED rated 'good', and also consistently features high in the league tables for GCSE results, and is recognised as one of the best state schools in North Somerset.

EPC rating D

We have noticed ... A really wonderful family home with so much potential, whilst already generous in size the property offers huge scope to increase and develop it to make your own dream home.

GROUND FLOOR
1027 sq.ft. (95.4 sq.m.) approx.



TOTAL FLOOR AREA : 1027 sq.ft. (95.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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debbie fortune ESTATE AGENTS

High Street,
Congresbury BS49 5JA

Tel 01934 862370 www.debbiefortune.co.uk



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