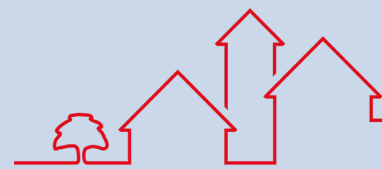




## 3 Mulberry Close, Backwell

Guide Price £475,000



# Parker's

Estate Agents & Property Lettings



## 3 Mulberry Close

Backwell, Bristol

Introducing a stunning three-bedroom semi-detached house in Backwell, offering a desirable village lifestyle. This beautifully presented property boasts a lovely garden, a conservatory, a garage, and off-street parking for two cars

- NO ONWARD CHAIN
- Corner plot
- Central village location
- Spacious living accommodation
- Garage and off street parking
- In excellent condition
- 121m<sup>2</sup> floor area (taken from EPC)

## 3 Mulberry Close

Backwell, Bristol

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.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





#### Entrance Hall

12' 10" x 9' 10" (3.90m x 3.00m)

#### Lounge

22' 0" x 11' 10" (6.70m x 3.60m)

#### Conservatory

12' 10" x 9' 6" (3.90m x 2.90m)

#### Dining Room

16' 1" x 7' 10" (4.90m x 2.40m)

#### Kitchen

9' 10" x 8' 10" (3.00m x 2.70m)

#### Rear lobby

6' 3" x 2' 11" (1.90m x 0.90m)

#### Cloakroom

4' 3" x 5' 11" (1.30m x 1.80m)

#### Utility Room

9' 10" x 7' 3" (3.00m x 2.20m)

#### Garage

21' 0" x 9' 10" (6.40m x 3.00m)

#### Bedroom 1

15' 1" x 11' 10" (4.60m x 3.60m)

#### Bedroom 2

11' 10" x 11' 6" (3.60m x 3.50m)

#### Bedroom 3

10' 6" x 8' 10" (3.20m x 2.70m)

#### Family Bathroom

8' 2" x 5' 3" (2.50m x 1.60m)





#### **REAR GARDEN**

A lovely private space that's not overlooked. Patio and lawned areas. Enclosed by timber fencing and mature shrubs. Gated access to rear.

#### **FRONT GARDEN**

Block paved driveway with parking for 2 cars. Lawned area. Mature shrubs.

#### **GARAGE**

Single Garage

Single garage with recently installed roller door. Power and light. Work bench with wall mounted cupboards.

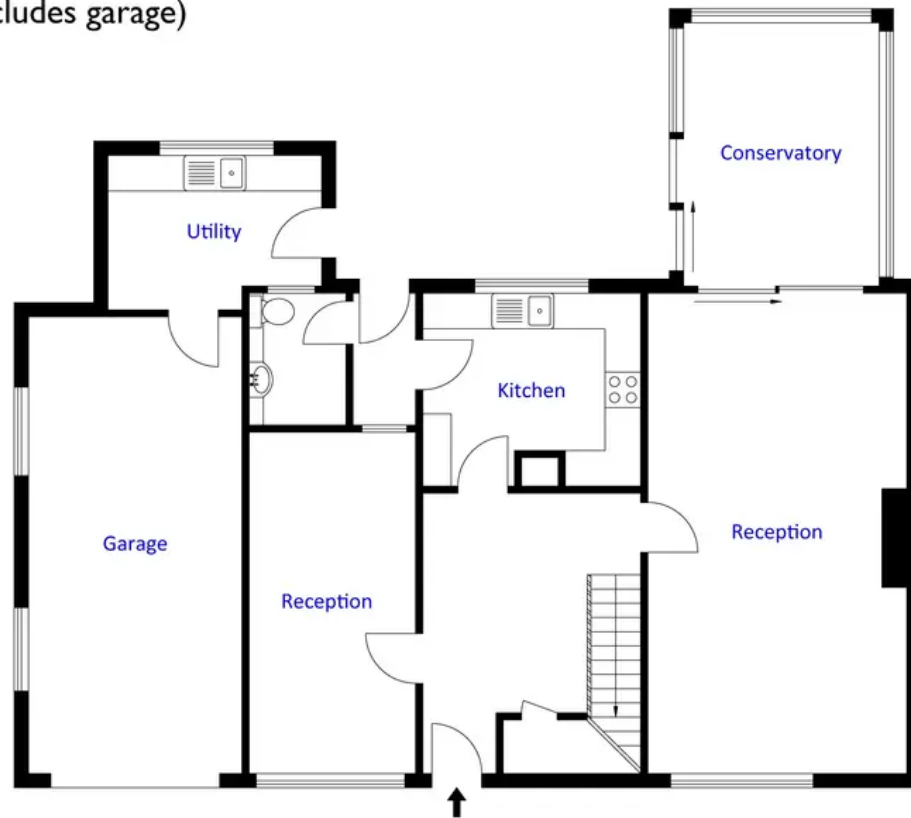
#### **DRIVEWAY**

2 Parking Spaces

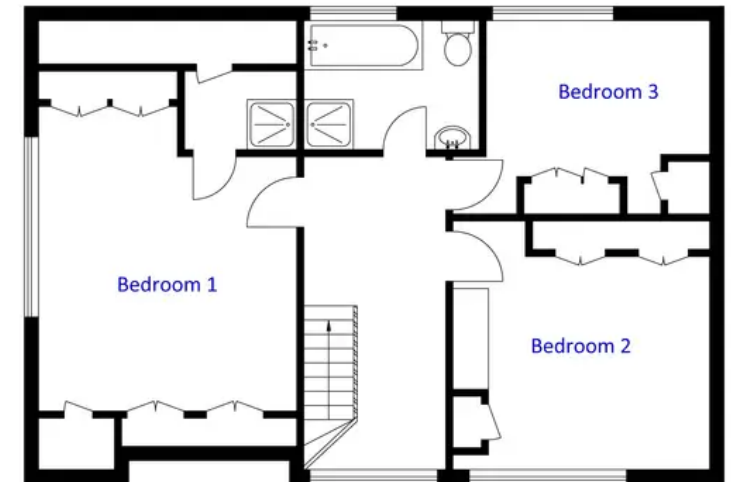
Block paved driveway with parking for 2 cars. Lawned area. Mature shrubs.

### 3 Mulberry Close, Backwell

Approx. Gross Internal Area  
1701.60 Sq.Ft - 158.10 Sq.M  
(Total area includes garage)



Ground Floor



First Floor

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.



## Parker's Estate Agents

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