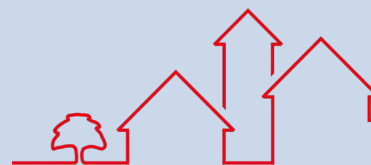




4 Embercourt Drive, Backwell

Guide Price **£650,000**



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4 Embercourt Drive

Backwell, Bristol

Introducing this fantastic 5-bedroom semi-detached house, nestled in the sought-after location of Backwell on Embercourt Road. Boasting ample parking space for multiple cars on the driveway and a convenient garage offer extensive storage options.

Upon entering, you are greeted by a warm and welcoming hallway complete with practical understairs storage. The living room spans from the front to the rear, providing delightful views of the enchanting garden. Adjacent to the living area, there is a charming dining space that seamlessly flows into the fitted kitchen, accompanied by a useful utility room.

Additionally, a door leads to an annexe with a cosy living area, a fully-equipped kitchen, a comfortable bedroom, and convenient access to a shared downstairs shower room and cloakroom.

The first floor reveals a spacious landing with a window, granting natural light throughout the day. Four generously-sized double bedrooms await, while the main bedroom boasts the luxury of a large dressing room and an en-suite bathroom. Completing this level is a well-appointed family bathroom catering to the needs of the entire household.

The true highlight of this property is its stunning south-southeast-facing garden, designed to perfection. Its lush lawn, flourishing borders, mature trees, and vibrant shrubs provide a picturesque setting. The sun-soaked patio serves as an idyllic spot for alfresco dining or hosting barbecues. As you explore the grounds, you will discover a tranquil pebble sanctuary adorned with meticulously planned trees and shrubs, an inviting orangery, and an ornate metal pergola.



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SPACIOUS 4 BEDROOMED SEMI DETACHED HOUSE IN THE CENTRE OF BACKWELL AWAY FROM THE MAIN ROAD WITH THE ADDED LUXURY OF A STUDIO ANNEX ACCOMMODATION

4 Embercourt Drive

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: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Hallway

13' 5" x 9' 10" (4.10m x 3.00m)

Living Room

22' 4" x 11' 10" (6.80m x 3.60m)

Kitchen

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

Dining Area

22' 4" x 7' 10" (6.80m x 2.40m)

Utility

3' 7" x 10' 6" (1.10m x 3.20m)

Annexe Living Room

10' 10" x 9' 6" (3.30m x 2.90m)

Annexe/Bedroom

7' 7" x 9' 6" (2.30m x 2.90m)

Shower Room

6' 3" x 5' 11" (1.90m x 1.80m)

Cloakroom

6' 3" x 2' 7" (1.90m x 0.80m)



Landing

14' 9" x 6' 7" (4.50m x 2.00m)

Bedroom 1

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

Dressing Room

15' 1" x 9' 10" (4.60m x 3.00m)

Ensuite

9' 10" x 7' 5" (3.00m x 2.26m)

Bedroom 2

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

Bedroom 3

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

Bedroom 4

11' 9" x 9' 0" (3.58m x 2.74m)

Family Bathroom

5' 7" x 7' 10" (1.70m x 2.40m)





FRONT GARDEN

Lawn with a path to the front door with outside lighting, off-street parking for numerous vehicles and side access.

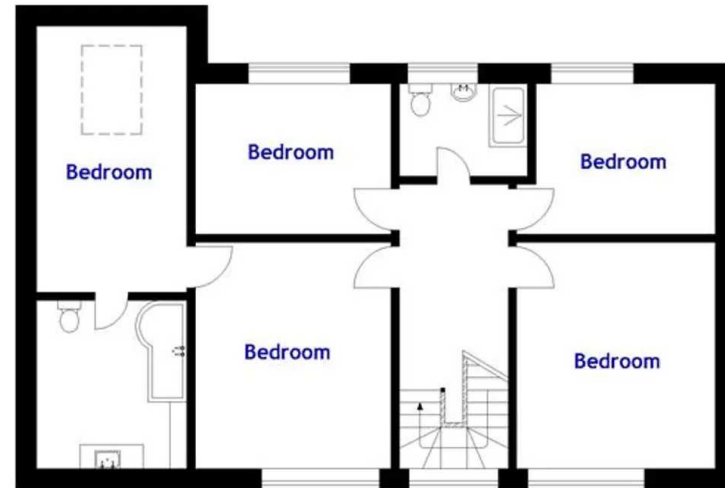
REAR GARDEN

The charming south-east facing garden is a delightful retreat, with a lush lawn and inviting patio for dining or basking in the sun. It features an array of vibrant flowers, shrubs, fences, and a captivating oasis with borders, trees, planters, a metal pergola, and a private orangery surrounded by a mature hedgerow tucked away to the side of the house.





4, Embercourt Drive, Backwell, Bristol, BS48 3HU
Approx. Area 1991.80 Sq.Ft - 185.00 Sq.M
(Total area includes garage)



First Floor



Ground 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.
Floor plan produced by Westcountry EPC.



Parker's Estate Agents

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