



62 Karen Drive  
Backwell, Bristol, BS48 3JS

**Robin King** | Estate Agents

## 62 KAREN DRIVE, BACKWELL, BRISTOL, BS48 3JS

A well-appointed 3 bedroom detached bungalow with driveway parking and a double garage in a tucked away location within the popular village of Backwell

**Approx 1,605 Sq Ft Of Accommodation • 3 Bedrooms, Principal Bedroom With En-Suite • Lovely Garden With Mature Shrubs • 2 Reception Rooms • Double Garage With Driveway Parking • Popular Village With Excellent Facilities • Mainline Railway Services Within 1.4 Miles At Nailsea & Backwell Station – London Paddington Within 118 Minutes. • Access To M5 Within 6.3 Miles At Junction 20 (Clevedon) • Central Bristol Within 9.5 Miles (All Distances Are Approx.)**

62 Karen Drive is a spacious 3 bedroom detached bungalow with gorgeous gardens in a popular residential location in the heart of this popular village. The property is conveniently located for the extensive local amenities whilst also offering easy access to Bristol and beyond.

The main living space is located to the left side of the home and the bedroom accommodation is to the right.

The entry porch opens into a roomy reception hallway. Off to the left is a bright and spacious sitting room, with good size windows and lovely views of the gardens. From here double doors connect to the dining room which has space for a large table and opens out onto the garden room/conservatory which is currently being used as a further reception room. A lovely space for entertaining this room could alternatively be a home study or playroom.

At the far end of the hallway is the kitchen which also offers access to both the dining room and conservatory. Fitted with a breakfast bar and an extensive range of cream wall and base units it has a built in oven, microwave, and hob. There is also space for a slimline dishwasher and fridge freezer.

Heading back into the main hallway towards the right of the home you will find the sleeping accommodation. Bedroom 2 and 3 are located either side of the hall. The principal bedroom is at the end of the hallway to the left and is a spacious double room with built in wardrobes and an en-suite shower room. The main shower room with walk in shower and storage is off to the right.





**Outside** – The enclosed rear garden is laid mainly to lawn bordered by mature hedges, shrubs and bushes. To the right of the conservatory is a terrace area, which is perfect for enjoying a morning coffee or al-fresco dining. The garden is currently designed for low maintenance, but offers further scope for the keen gardener. The driveway with parking for two vehicles is laid with stone chippings and has a side gate which provides access to the rear garden. The double garage is fitted with an electric up and over door with power and space for a utility area.

**Location** – Backwell village offers an excellent range of facilities which include a leisure centre, a recreational ground, primary schooling and a highly regarded secondary school. Local shops include general stores, takeaways, a pharmacy, doctor's surgery and a local post office. There are more facilities located in the nearby village of Nailsea. Backwell & Nailsea train station is located within 1.4 miles – London Paddington within 118 minutes. Bristol Airport is within 5.8 miles. Access to the M5 is within 6.3 miles at Junction 20 in Clevedon. Nearby Backwell Lake is a wonderful nature reserve with delightful opportunities for walking and outdoor activities nearby.

**Important Notice:**

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

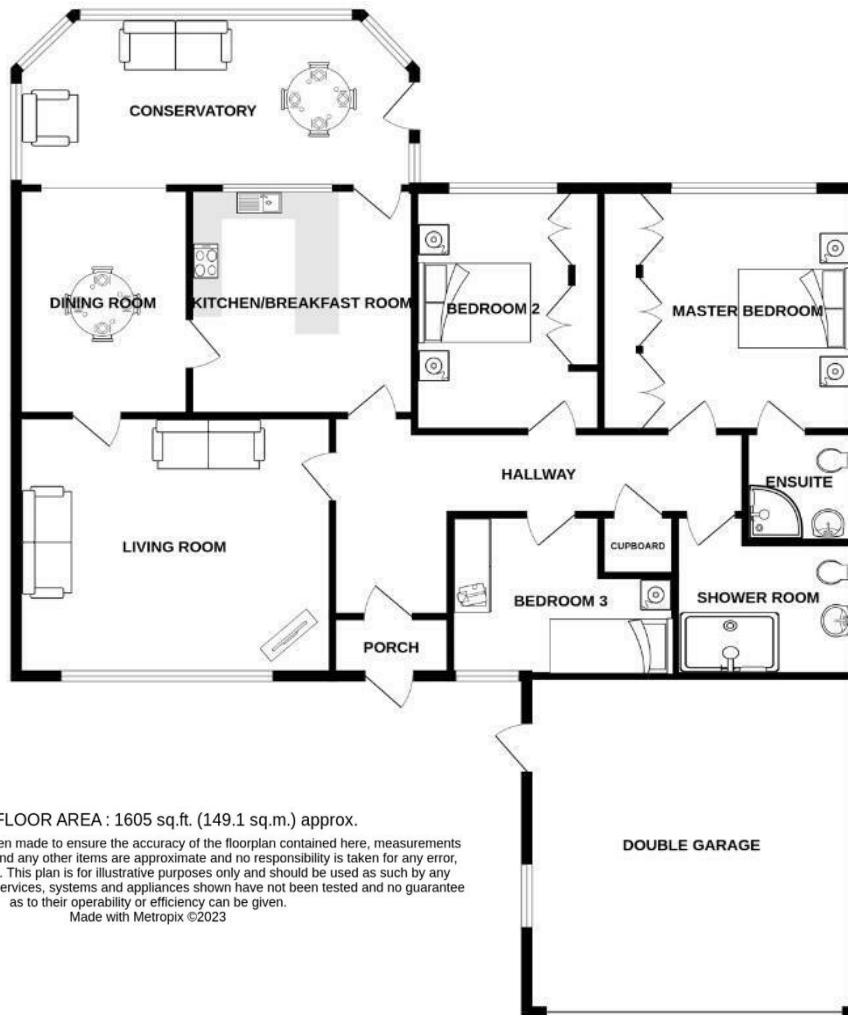


**DIRECTIONS** – From our office head north on Bond St/A4044. Turn left on to the high street and at the traffic lights turn right on to the A370 and follow the road for approximately 4 miles. Turn right onto Church Lane and then Right onto St Margarets Lane. Turn right onto Karen Drive and 62 is situated on the right hand side.

**SERVICES** – All mains services are connected

**EPC RATING** - TBC

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND F** £2,956.63 (2023/24) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



TOTAL FLOOR AREA : 1605 sq.ft. (149.1 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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