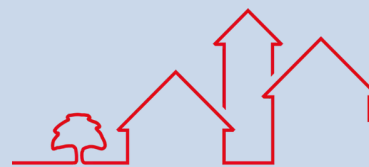




2 Slades Court, Backwell

Guide Price £583,000



Parker's

Estate Agents & Property Lettings



2 Slades Court

Backwell, Bristol

A delightful 4-bedroom detached house in a highly convenient location. Slades Court, a coveted address, offers high-quality homes near parkland, excellent schools, and amenities, including the nearby train station. Tucked away in a quiet cul-de-sac.

Welcomed by a charming porch, a lawned front garden, and off-street parking, this home invites you into a well-designed space. The entrance hall leads to the bay-fronted cosy lounge with an open fire and a kitchen with integrated units, a breakfast bar, and a utility room at the rear. A dining room connects to the stunning family room, illuminated by an abundance of natural light from numerous windows and a lantern roof. French doors seamlessly extend the living space to the garden. The property also features a downstairs cloakroom and ample storage under the stairs. Consider the option to open up the kitchen to the dining area, creating a contemporary, open-plan space.

Upstairs, the four bedrooms include the main bedroom with ample storage and an en-suite bathroom boasting lots of light from dual-aspect windows. There are two further double bedrooms, one with built-in storage, and there is also a fourth bedroom currently used as a home office. A family bathroom and an airing cupboard complete the upper floor.

2 Slades Court

Backwell, Bristol

Externally, the front provides parking for several cars, a garage, lawn, side access, and a storm porch. The rear boasts a lovely garden with a patio area, a raised lawn, plants, and borders, including a charming child's playhouse tucked away for the next family to enjoy. The current owners have been here for over 20 years, bringing a wealth of family memories to this home. This property perfectly blends convenience, functionality, and a warm, welcoming atmosphere.

Now on the market with no onward chain, this property offers a convenient and straightforward buying opportunity

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Hallway

6' 11" x 9' 10" (2.10m x 3.00m)

Lounge

11' 10" x 13' 9" (3.60m x 4.20m)

Kitchen

9' 6" x 11' 10" (2.90m x 3.60m)

Utility Room

6' 11" x 4' 7" (2.10m x 1.40m)

Dining Room

9' 6" x 8' 10" (2.90m x 2.70m)

Family Room

11' 2" x 17' 9" (3.40m x 5.40m)

Wc

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

Landing

Bedroom 1

12' 2" x 14' 1" (3.70m x 4.30m)

En-suite

6' 11" x 4' 11" (2.10m x 1.50m)

Bedroom 2

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

Bedroom 3

9' 6" x 8' 2" (2.90m x 2.50m)

Bedroom 4

6' 11" x 8' 6" (2.10m x 2.60m)

Bathroom

5' 7" x 6' 7" (1.70m x 2.00m)





FRONT GARDEN

REAR GARDEN

Garage

Single Garage

Off Road

2 Parking Spaces

BACKWELL:

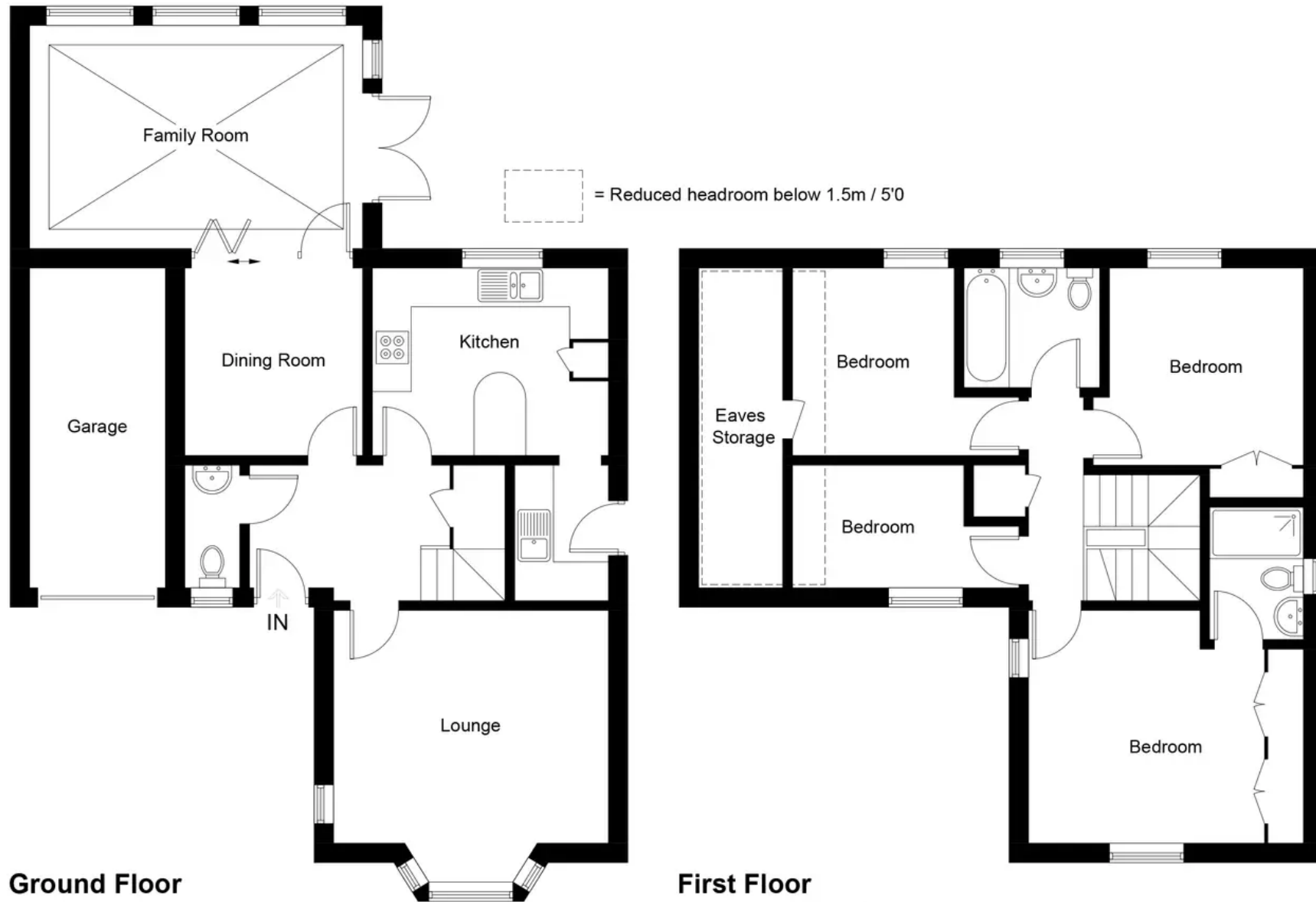
Nestled in the enchanting North Somerset countryside, Backwell is a delightful village with a strong sense of community. Backwell boasts excellent transport links, providing easy access to nearby towns and cities while retaining a peaceful ambience that offers a welcome respite from urban life. Families 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.





2 Slades Court

Approximate Gross Internal Area = 132.4 sq m / 1425 sq ft
(Including Eaves Storage / Excluding Garage)



Ground Floor

First Floor

For illustrative purposes only. Not to scale. ID812108
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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