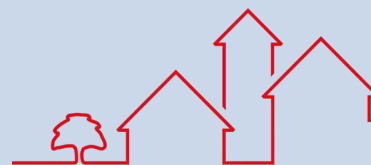




**15 Uncombe Close, Backwell**

Guide Price **£585,000**



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## 15 Uncombe Close

### Backwell, Bristol

Situated in Backwell's desirable Uncombe Close, this spacious detached family home offers a peaceful retreat within easy reach of local amenities and schools. Surrounded by a mix of 1970's detached residences on the edge of the local greenbelt, the property boasts captivating rural views.

Recently modernised, the home features a welcoming open-plan kitchen/diner with floor-to-ceiling doors leading to the private garden. The light-filled lounge, adorned with bay windows at the front and rear, provides a comfortable space for relaxation. The hallway, equipped with storage for coats and shoes, accommodates a downstairs cloakroom and a study.

Ascending to the first floor via an open landing, the property reveals four bedrooms, with the main bedroom benefiting from an en-suite. A family bathroom serves the upper level. The exterior showcases a lawned front garden, ample parking, a carport, and a garage. The rear garden offers a delightful mix of a patio, a raised decked area, a lush lawn, and a charming stone brick wall.

This property presents a fantastic opportunity to acquire a family home in the sought-after village of Backwell, combining modern comforts with a tranquil environment.

## 15 Uncombe 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: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



**Hall**

12' 9" x 9' 8" (3.89m x 2.95m)

**Lounge**

21' 0" x 9' 11" (6.40m x 3.02m)

**Kitchen**

20' 9" x 13' 10" (6.32m x 4.22m)

**Study**

7' 7" x 6' 8" (2.31m x 2.03m)

**Cloakroom**

5' 5" x 3' 6" (1.65m x 1.07m)

**Rear Garden**

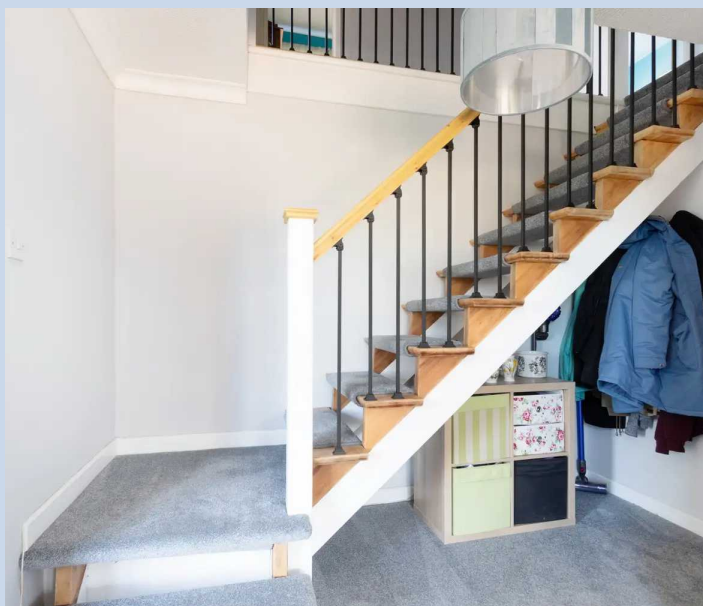
**Front Garden**

**Garage**

Single Garage

**Off street**

3 Parking Spaces





**Bedroom 1**

12' 2" x 9' 6" (3.71m x 2.90m)

**Ensuite**

9' 10" x 6' 4" (3.00m x 1.93m)

**Bedroom 2**

11' 8" x 10' 2" (3.56m x 3.10m)

**Bedroom 3**

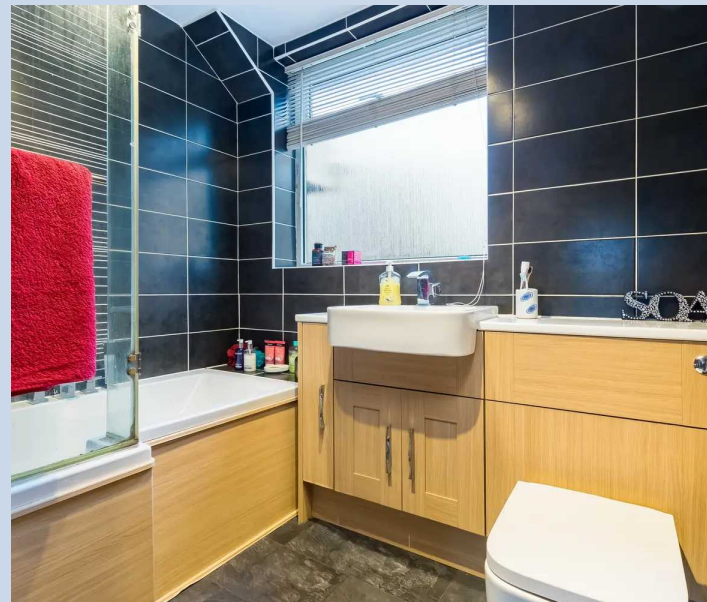
11' 1" x 8' 2" (3.38m x 2.49m)

**Bedroom 4**

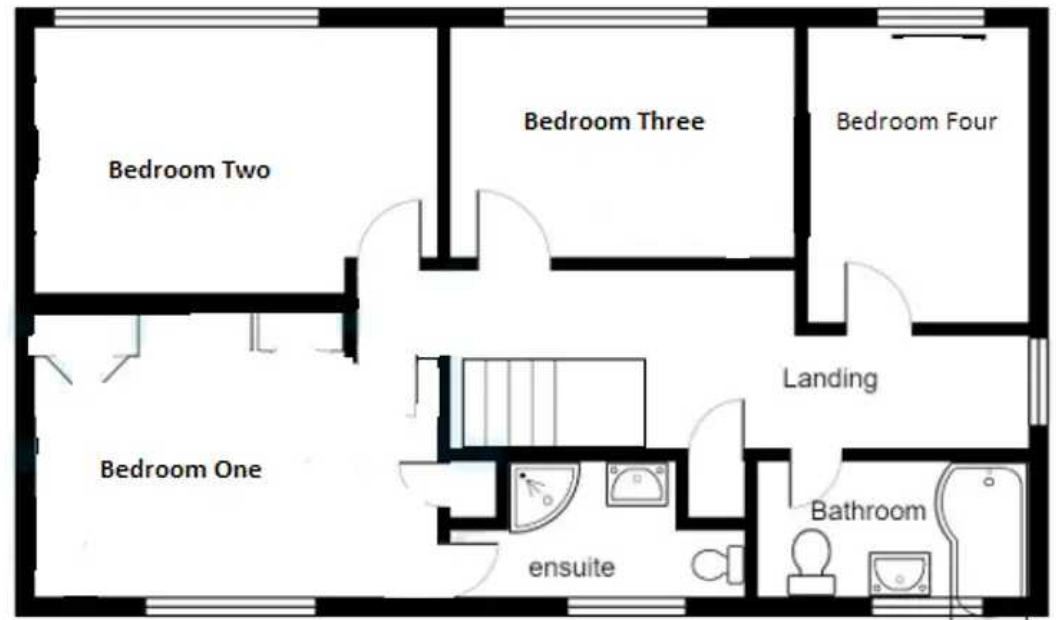
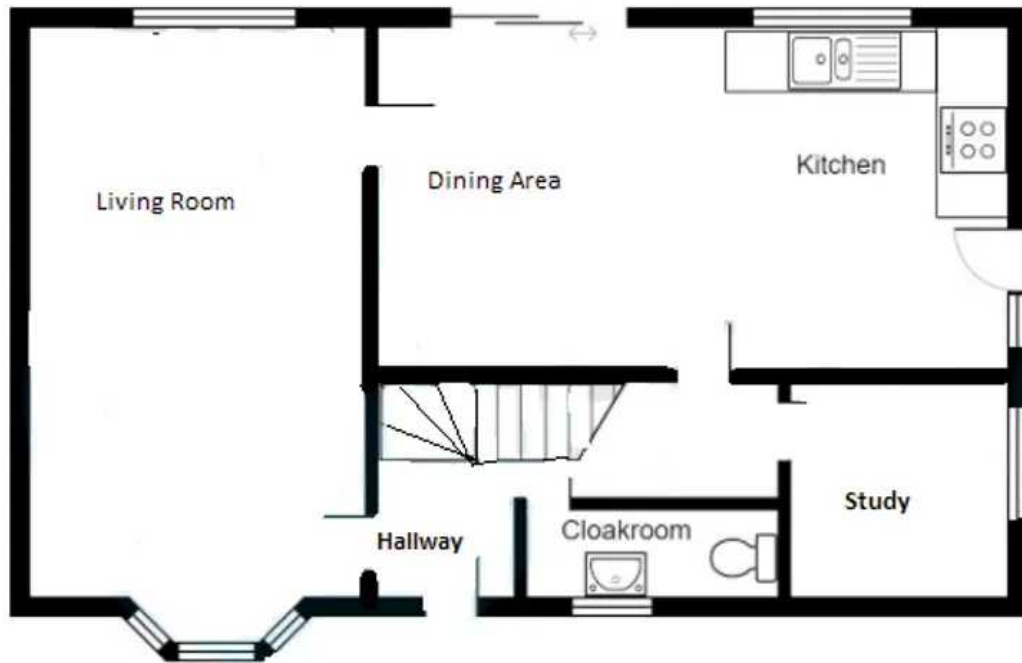
9' 3" x 7' 9" (2.82m x 2.36m)

**Family Bathroom**

7' 7" x 6' 3" (2.31m x 1.91m)







Total Area: 960 ft<sup>2</sup>

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.



## Parker's Estate Agents

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