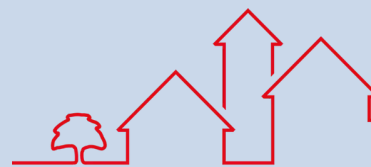




13 St. Andrews Road, Backwell

Guide Price **£695,000**



Parker's

Estate Agents & Property Lettings



13 St. Andrews Road

Backwell, Bristol

A substantial 5 bedroom double-bay fronted house, meticulously maintained and cherished by its current owners.

Upon entry through the spacious hallway, discover a well-thought-out layout offering access to both the lounge and sitting room. Towards the rear, a high-spec kitchen awaits, featuring space-saving storage, granite worktops, and integrated appliances. Boasting magnificent garden views, this culinary space seamlessly connects to the dining room, creating a fantastic social hub. French doors open to the garden and decking area, enhancing the indoor-outdoor flow.

The property also features a laundry room, utility room, WC, and convenient access to the garage. Upstairs, an open landing leads to two generously sized bedrooms at the front, each adorned with bay windows. Three additional bedrooms and two bathrooms complete this adaptable and convenient family home.

To the front, ample parking space accommodates several cars, alongside a garage with electric doors.

13 St. Andrews Road

Backwell, Bristol

The rear garden is an absolute haven, meticulously landscaped and designed by the current owners. Thoughtfully placed plants, decking seating areas, a pergola, trees, and a patio create a tranquil oasis, perfect for creating lasting family memories. This residence offers a harmonious blend of practicality and aesthetic appeal.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



Hallway

15' 5" x 7' 10" (4.70m x 2.40m)

Lounge

15' 9" x 12' 10" (4.80m x 3.90m)

Sitting Room

12' 6" x 11' 2" (3.80m x 3.40m)

Kitchen

8' 6" x 14' 9" (2.60m x 4.50m)

Dining Room

11' 10" x 11' 2" (3.60m x 3.40m)

Laundry Room

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

Wc

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

Utility Room

5' 3" x 9' 10" (1.60m x 3.00m)

Landing

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

Bedroom 1

15' 1" x 12' 10" (4.60m x 3.90m)

Shower Room

6' 3" x 5' 3" (1.90m x 1.60m)

Bedroom 2

12' 6" x 11' 6" (3.80m x 3.50m)

Bedroom 3

12' 2" x 11' 6" (3.70m x 3.50m)

Bedroom 4

9' 6" x 7' 10" (2.90m x 2.40m)





Bedroom 5

9' 10" x 9' 2" (3.00m x 2.80m)

Bathroom

6' 11" x 7' 10" (2.10m x 2.40m)

Front Garden

Rear Garden

Off street

3 Parking Spaces

Garage

Single Garage

Backwell

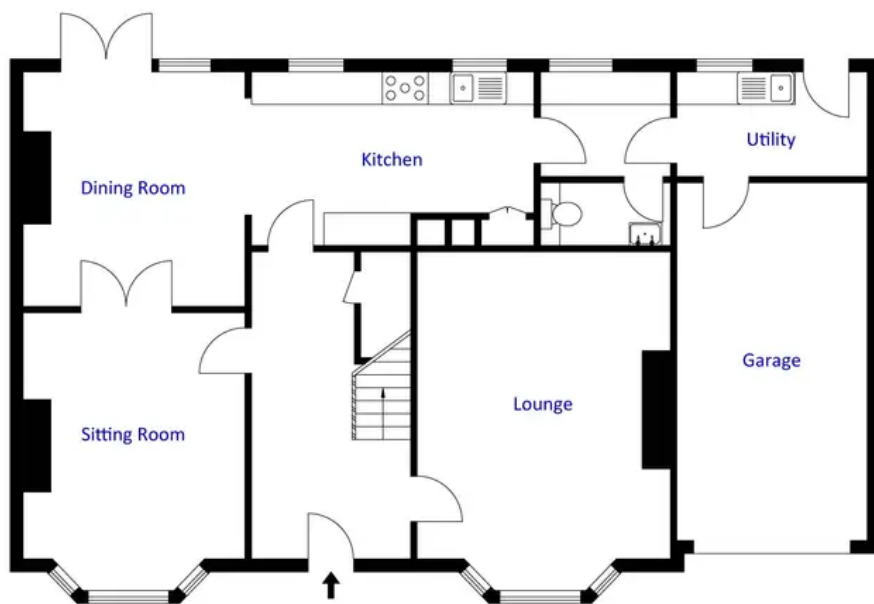
Nestled in the enchanting North Somerset countryside, Backwell is a delightful village with a strong sense of community. Backwell boasts excellent transport links, providing easy access to nearby towns and cities while retaining a peaceful ambience that offers a welcome respite from urban life. Families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



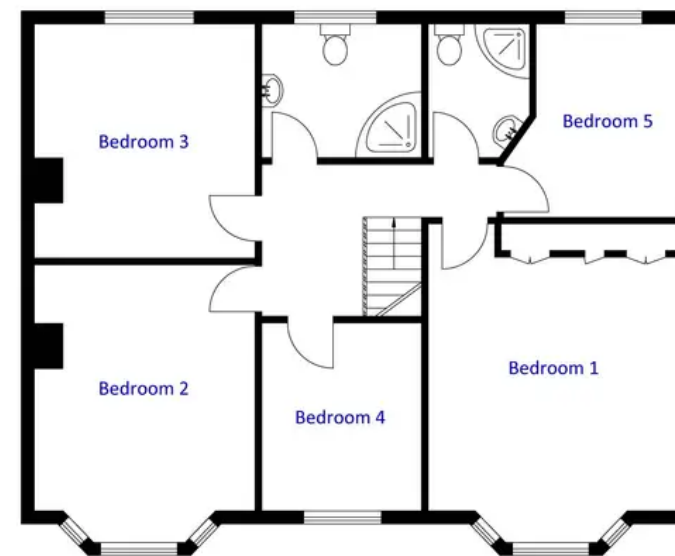


13 St. Andrews Road, Backwell

Approx. Gross Internal Area
1881.90 Sq.Ft - 174.80 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

Parkers Property Services, 1-3 Station Road - BS48 3NW

01275 463096 • sales@parkers-ea.co.uk • www.parkers-ea.co.uk/

