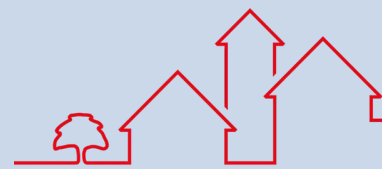




**4 Fairfield Close, Backwell**  
**£2,000 PCM**



**Parker's**  
Estate Agents & Property Lettings



## 4 Fairfield Close

Backwell, Bristol

Charming 4-bed house in picturesque Backwell village. Well-maintained exterior, spacious lounge with wood burner, open-plan kitchen/dining/family room with modern appliances. Enchanting south-easterly facing rear garden. Dedicated parking for 2 cars & single garage. A harmonious living experience.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- 4 Large Bedrooms
- Superb Village Location
- Fantastic Kitchen/Family/Dining Room
- Parking and Single Garage
- Wood Burning Stove
- Private Landscaped Rear Garden
- Family Bathroom and En-Suite

## 4 Fairfield Close

Backwell, Bristol

Nestled in the picturesque English countryside, Backwell is a charming village with a rich tapestry of history and rural allure. Its quaint streets are lined with characterful homes, while the surrounding landscape boasts lush greenery and scenic vistas. Backwell is renowned for its sense of community, where locals frequent traditional pubs, village shops, and the historic parish church. The village exudes a tranquil ambiance, offering a welcome retreat from the hustle and bustle of urban life. With its proximity to the city of Bristol and excellent transport links, Backwell strikes a perfect balance between idyllic rural living and accessibility.

### Entrance Hall

11' 6" x 10' 2" (3.50m x 3.10m)

Solid Oak door to a spacious entrance hall with oak effect laminate flooring, cloaks hanging space. Doors to all rooms. USEFUL UNDERSTAIRS STORAGE CUPBOARD with light.

### Cloakroom

6' 11" x 3' 7" (2.10m x 1.10m)

With low level wc., pedestal wash basin, radiator, ceiling downlights. Oak effect laminate floor.



## 4 Fairfield Close

Backwell, Bristol

### Lounge

18' 8" x 11' 10" (5.70m x 3.61m)

Double doors from the hall in to a dual aspect spacious and inviting lounge with window to the front. Wood burning stove with slate hearth. Radiator. Two wall lights.

### Kitchen/Dining/Family Room

29' 2" x 16' 5" (8.90m x 5.00m)

Open-plan kitchen, dining, and family room. The kitchen is well appointed with modern appliances, ample solid oak worktops, and cream shaker cabinets a 11/2 bowl enamel sink and drainer with mixer tap over, integrated double oven and dishwasher, 4 ring induction hob with extractor hood over. Large windows and French doors flood the space with natural light, creating a bright and airy atmosphere overlook and lead into the rear gardens.

### Utility

9' 10" x 4' 3" (3.00m x 1.30m)

Wall mounted Baxi solo gas central heating boiler. Washing machine, space for tumble dryer, space for upright fridge/freezer. Oak effect laminate flooring. Door to gardens.





### **Landing**

15' 1" x 8' 2" (4.60m x 2.50m)

### **Bedroom 1**

13' 5" x 10' 2" (4.10m x 3.10m)

The master bedroom has a radiator and an adjoining en-suite shower room. Loft access with pull down ladder, light and power and fully boarded loft space. TV Point.

### **En Suite**

8' 2" x 6' 7" (2.50m x 2.00m)

WC, wash basin and shower enclosure. Window to side. Tiled floor. Heated towel rail, electric shaver socket and wall light extractor fan.

### **Bedroom 2**

12' 6" x 9' 10" (3.80m x 3.00m)

Window overlooking rear garden. Radiator.

### **Bedroom 3**

11' 6" x 6' 11" (3.50m x 2.10m)

A dual aspect room. Radiator.

### **Bedroom 4**

8' 2" x 7' 10" (2.50m x 2.40m)

A dual aspect room. Radiator.

### **Family Bathroom**

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

White suite comprising paneled bath with hand shower mixer tap over, Mira Sport electric shower. Concealed cistern WC. Vanity basin with cupboards under. AIRING CUPBOARD with hot water cylinder and immersion heater. Chrome heated towel rail. Vinyl flooring.





### **FRONT GARDEN**

A brick paved DRIVEWAY has been created with two PARKING SPACES. Graveled area for pots and planters. Area of established Shrubs and bushes to the front.

### **REAR GARDEN**

Manageable gardens with Indian Sandstone Terrace with steps up to lawned area and further seating area. Door to garage. Gated access to front of the property and side access. Raised established flower borders. Walled boundary.

### **Single Garage**

With up and over door, light and power. THERE IS A FURTHER PARKING SPACE IN FRONT OF THE GARAGE.

### **Driveway**

2 Parking Spaces

**Ground Floor**



**First Floor**





## Parker's Estate Agents

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

01275 463096 • [sales@parkers-ea.co.uk](mailto:sales@parkers-ea.co.uk) • [www.parkers-ea.co.uk/](http://www.parkers-ea.co.uk/)

