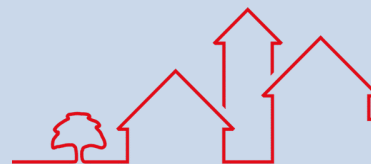




**32b Station Road, Backwell**

Guide Price **£775,000**



**Parker's**

Estate Agents & Property Lettings



## 32b Station Road

Backwell, Bristol

**32b Station Road is a prestigious executive-style detached house in a private enclave. Meticulously designed with a gourmet kitchen, ample natural light, 4 bedrooms (2 en-suite), and a westerly-facing garden. Experience luxury living in this exclusive gated development.**

Discreetly situated on Station Road, this spacious 4-bedroom executive detached house offers a unique blend of comfort, privacy, and practicality within a small enclave of just three homes. Boasting off-street parking, a garage, and a generous garden, it presents an ideal blend of comfort and privacy.

As you step inside, you're welcomed by an impressive hallway and a practical layout. The living room spans from the front to the rear of the property, boasting abundant natural light and easy access to the garden through French doors. The well-equipped kitchen features modern appliances, a convenient island, and ample storage, while the adjacent dining area provides the perfect space for family gatherings or casual meals.

For added convenience, a utility room and WC are situated nearby, with internal access to the garage for ease of use. Upstairs, four bedrooms await, each offering a peaceful retreat from the hustle and bustle of daily life. Two of the bedrooms boast en-suite bathrooms, providing comfort and privacy for residents and guests alike. A family bathroom completes the upstairs layout, catering to the needs of the whole household.

## 32b Station Road

Backwell, Bristol

Outside, the easterly-facing front garden boasts a lush lawn, a drive providing ample parking space for several cars, guest parking, and a garage for added convenience. The gated access not only adds a layer of security but also enhances the overall appeal of the space, making it both functional and secure.

Moving to the rear, the west-facing garden and its wrap-around design offer generous space for various outdoor activities or simply enjoying the warmth of the sunshine. Whether you're unwinding after a long day or entertaining guests, this garden provides the perfect backdrop for moments of serenity and enjoyment.

Furthermore, the property is being sold with no onward chain.

**Council Tax band: F**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: C**

**EPC Environmental Impact Rating:**



**Hall**

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

**Lounge**

27' 11" x 14' 5" (8.50m x 4.40m)

**Kitchen**

13' 1" x 11' 10" (4.00m x 3.60m)

**Conservatory**

9' 6" x 9' 2" (2.90m x 2.80m)

**Utility Room**

13' 1" x 5' 3" (4.00m x 1.60m)

**Cloakroom**

5' 3" x 4' 3" (1.60m x 1.30m)

**Landing****Bedroom 1**

18' 8" x 12' 6" (5.70m x 3.80m)

**En-suite**

9' 6" x 3' 11" (2.90m x 1.20m)

**Bedroom 2**

14' 9" x 10' 10" (4.50m x 3.30m)

**En-suite**

7' 3" x 6' 7" (2.20m x 2.00m)

**Bedroom 3**

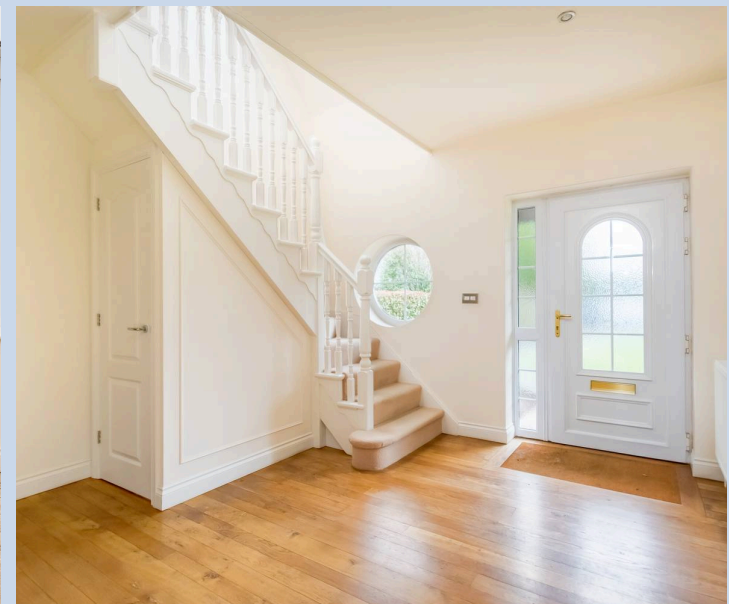
14' 9" x 11' 10" (4.50m x 3.60m)

**Bedroom 4**

11' 6" x 7' 10" (3.50m x 2.40m)

**Bathroom**

11' 6" x 7' 3" (3.50m x 2.20m)





**FRONT GARDEN**

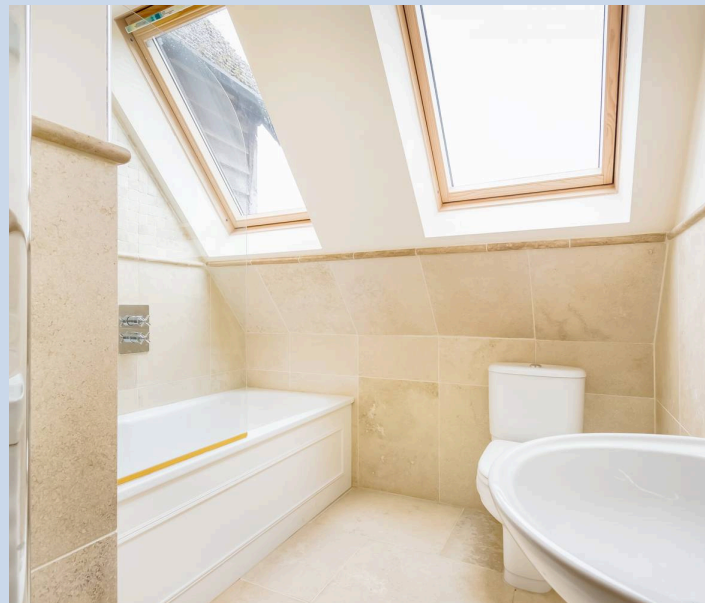
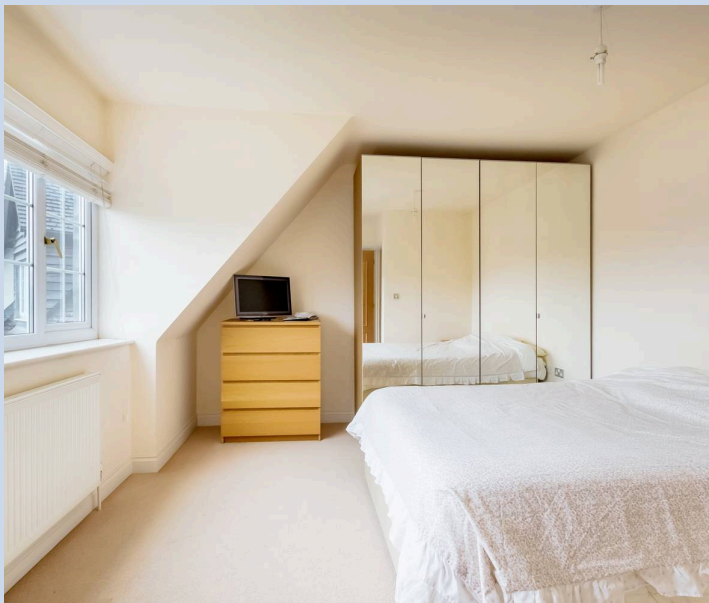
**REAR GARDEN**

**Off street**

**3 Parking Spaces**

**Garage**

**Single Garage**



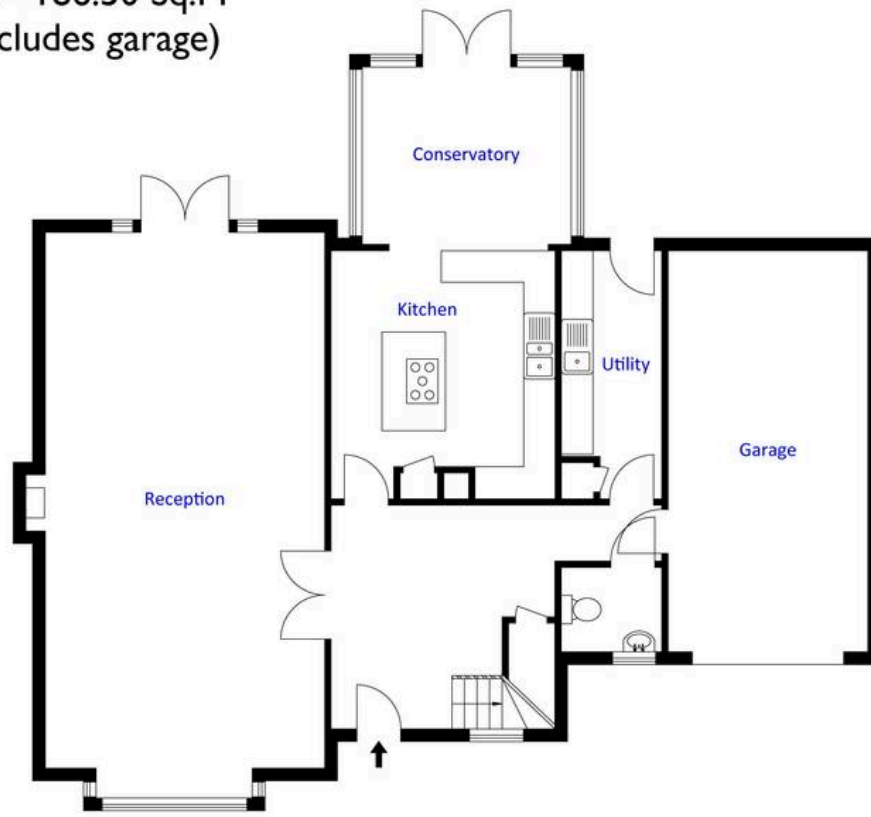
## **Backwell:**

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.

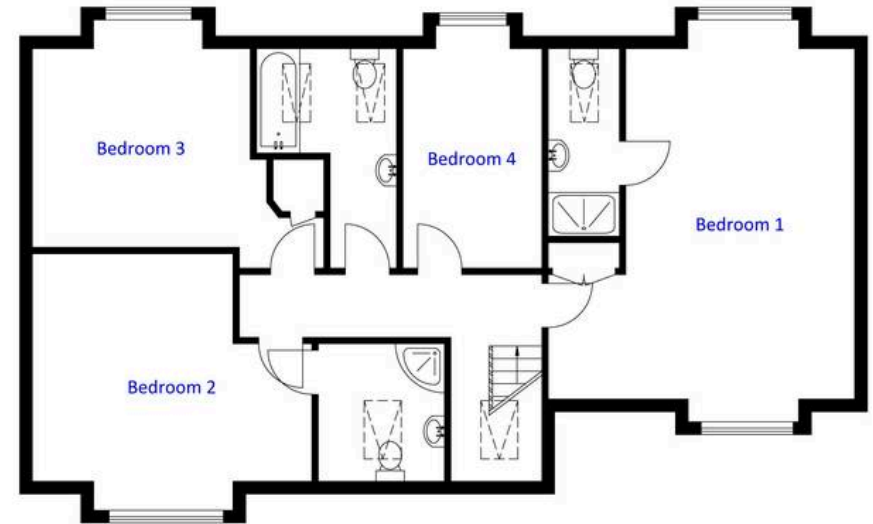


# 32b Station Road, Backwell

Approx. Gross Internal Area  
2007.60 Sq.Ft - 186.50 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

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### IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

