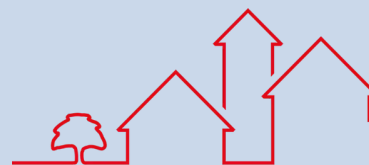




92 Farleigh Road, Backwell

Guide Price **£599,950**



Parker's

Estate Agents & Property Lettings



92 Farleigh Road

Backwell, Bristol

A charming 2/3 bedroom detached bungalow on Farleigh Road, offering versatile accommodation ideal for modern living.

As you approach the property, you're greeted by a picturesque porch, setting the tone for what lies within. Step inside, and you'll find a practical inner hall, perfect for storing boots and coats, leading to the spacious main hall.

The heart of this home is the inviting lounge with a bay window and a cosy log burner, offering flexibility as it could easily be utilised as an additional bedroom if desired. Towards the rear of the property, a light-filled open-plan kitchen and family room await. The well-equipped kitchen boasts ample natural light and features a central kitchen island, while the adjacent family room delights with a sky lantern, bi-folding doors, and access to the stunning garden, providing picturesque views.

The accommodation further comprises a generous main bedroom with a dedicated dressing area and an en-suite bathroom. The second bedroom, a comfortable double, boasts a bay window and offers access to an additional room that serves as a versatile space, whether utilised as an office, dressing room, or nursery. This room leads through to further storage, which the current owners have repurposed as a utility room. Completing the interior is a spacious bathroom showcasing a freestanding bath and a separate shower.

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Externally, the property boasts ample parking for several cars, a charming porch, side access, and a beautifully manicured lawn offering delightful views of the surrounding hills. The rear garden is an oasis, featuring a patio area ideal for al fresco dining and barbecues, a lush lawn, and various distinct areas. A picket fence encloses a serene chill-out zone beneath the shade of oak trees, a perfect place for seating and space for a fire pit, alongside a pond. An outbuilding, currently serving as a gym, adds versatility to the outdoor space. Furthermore, there's a dedicated area for growing vegetables and another attractive outbuilding utilised as an office. The south-facing garden truly is a gem, basking in sunlight throughout the day.

This delightful property on Farleigh Road offers a perfect blend of practicality and tranquillity, providing a wonderful opportunity to embrace a relaxed lifestyle.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E



Entrance Hall

5' 3" x 3' 11" (1.60m x 1.20m)

Hall

14' 9" x 3' 11" (4.50m x 1.20m)

Lounge/Bedroom 3

9' 10" x 13' 1" (3.00m x 4.00m)

Kitchen/Diner

18' 1" x 13' 5" (5.50m x 4.10m)

Family Room

12' 2" x 14' 5" (3.70m x 4.40m)

Bedroom 1

16' 9" x 13' 5" (5.10m x 4.10m)

En-suite

7' 10" x 6' 7" (2.40m x 2.00m)

Bedroom 2

9' 10" x 13' 1" (3.00m x 4.00m)

Office/Nursery

8' 10" x 7' 10" (2.70m x 2.40m)

Utility

2' 4" x 5' 7" (0.70m x 1.70m)

Bathroom

7' 10" x 10' 2" (2.40m x 3.10m)





FRONT GARDEN

REAR GARDEN

Off street

Driveway

Backwell:

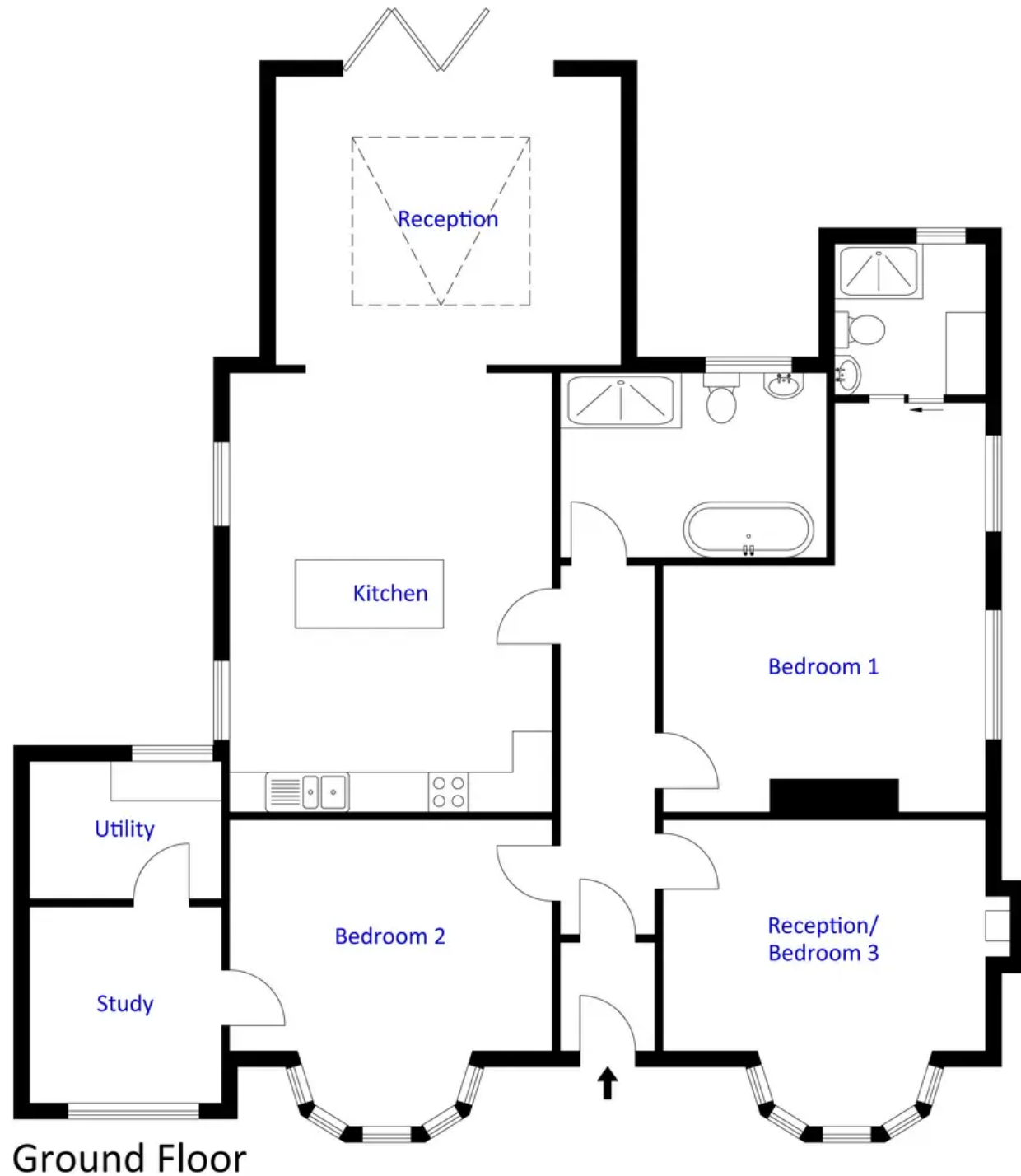
Nestled in the enchanting North Somerset countryside, Backwell is a delightful village with a strong sense of community. Backwell boasts excellent transport links, providing easy access to nearby towns and cities while retaining a peaceful ambience that offers a welcome respite from urban life. Families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





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Approx. Gross Internal Area
1249.80 Sq.Ft - 116.10 Sq.M



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.

Ground Floor



Parker's Estate Agents

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