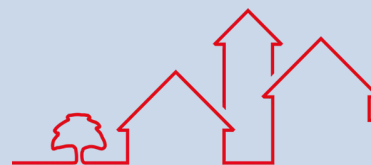




33 Station Road, Backwell

Guide Price **£595,000**



Parker's

Estate Agents & Property Lettings



33 Station Road

Backwell, Bristol

A 4-bedroom detached house with plenty of living space, a carport, off-street parking, and a charming garden.

This light and bright property offers spacious living areas and has been extended over the years to create a selection of living spaces. The hall is spacious, which is ideal, with a good-sized lounge to the front featuring large windows that fill the room with lots of light. To the rear is the recently refurbished kitchen with views over the garden.

Set off from the kitchen, the current owner converted the garage to create a lovely sitting room, with floor-to-ceiling sliding doors offering access to the decking area and garden. To the rear of the room is a concertina door that reveals a utility area and sink. There is also a door to the carport. Additionally, there is a further dining room with an extension that brings lots of light into the room, alongside a downstairs cloakroom for added convenience.

Upstairs, you have a spacious hallway with storage and more light from a large window. There are 4 bedrooms, 3 of which are double bedrooms. The family bathroom is stylish, featuring a double shower and bath, completing the property internally.

33 Station Road

Backwell, Bristol

Outside, you are set back from the road for added privacy and have parking for 3 cars on the driveway, along with the carport which adds more parking and serves as a great storage area for bikes, etc.

To the rear is a lovely south-westerly facing garden with a lush lawn, patio area ideal for barbecues and entertaining, a decked area, trees, shrubs, a shed, and a marvellous Indian handkerchief tree which looks amazing when it blooms in the summer.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



Hall

11' 2" x 9' 6" (3.40m x 2.90m)

Lounge

16' 5" x 20' 8" (5.00m x 6.30m)

Kitchen

12' 6" x 9' 2" (3.80m x 2.80m)

Reception/ Utility

13' 5" x 12' 10" (4.10m x 3.90m)

Dining Room

21' 4" x 10' 10" (6.50m x 3.30m)

Wc

3' 3" x 5' 3" (1.00m x 1.60m)

Bedroom 1

12' 10" x 10' 6" (3.90m x 3.20m)

Bedroom 2

10' 6" x 10' 6" (3.20m x 3.20m)

Bedroom 3

12' 10" x 9' 10" (3.90m x 3.00m)

Bedroom 4

10' 6" x 6' 7" (3.20m x 2.00m)

Bathroom

9' 10" x 6' 3" (3.00m x 1.90m)





FRONT GARDEN

REAR GARDEN

Off street

3 Parking Spaces

Car port

1 Parking Space

Backwell:

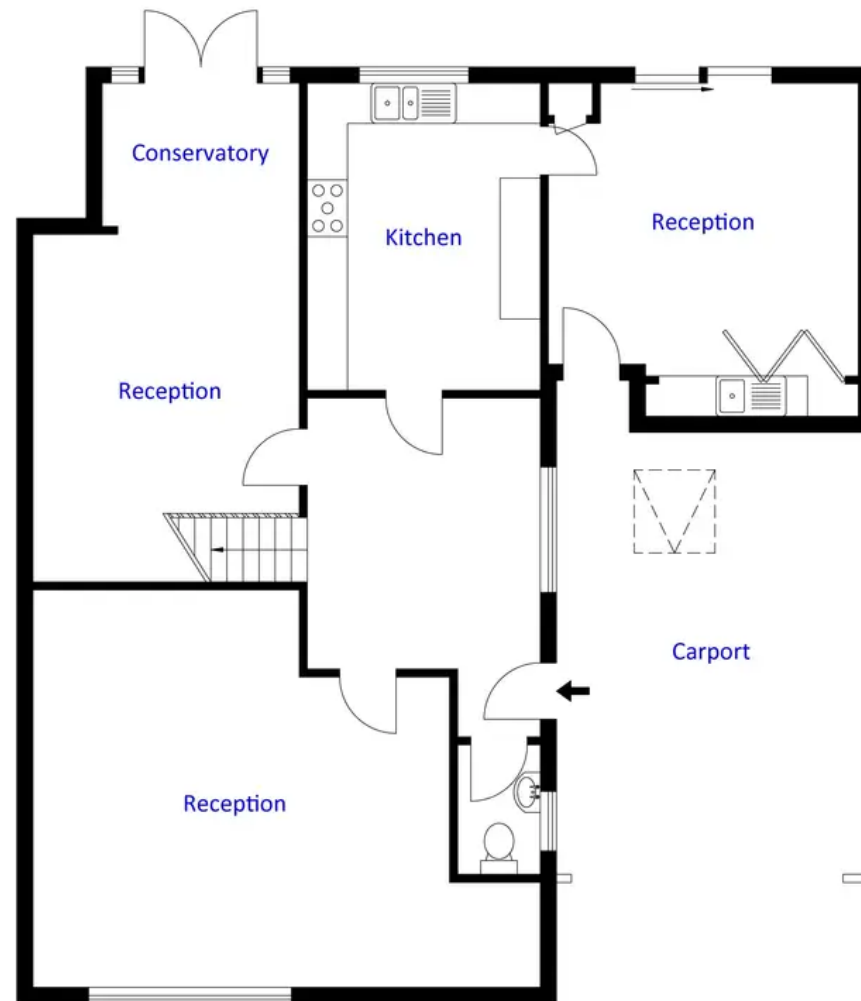
Nestled in the enchanting North Somerset countryside, Backwell is a delightful village with a strong sense of community. Backwell boasts excellent transport links, providing easy access to nearby towns and cities while retaining a peaceful ambience that offers a welcome respite from urban life. Families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



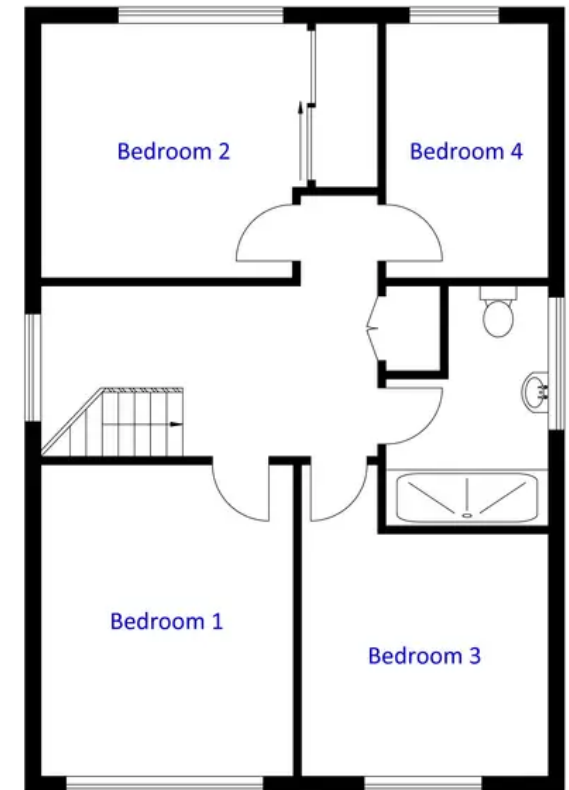


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Approx. Gross Internal Area
1543.0 Sq.Ft - 143.40 Sq.M



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

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