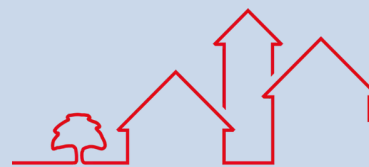




22 Moorfield Road, Backwell

Guide Price **£325,000**



Parker's

Estate Agents & Property Lettings



22 Moorfield Road

Backwell, Bristol

Charming 3-Bedroom Home with Extensive Upgrades

This well-cared-for 3-bedroom house is truly a move-in ready gem, having undergone extensive upgrades by the current owner. The recently fitted anthracite windows and doors add a modern touch to the property's aesthetic.

Upon entering, you are greeted by a spacious entrance hall that leads into a cosy lounge featuring an open fire, perfect for relaxing and dining. The rear of the house boasts a well-equipped kitchen with a range cooker and lovely views over the garden. Tucked around the corner, you'll find a utility area with access to both the lounge and the garden.

Upstairs, the landing includes an airing cupboard and provides access to three bedrooms. Two of these bedrooms are generously sized doubles, both offering built-in storage. The bathroom features a shower over the bath, and there is a separate toilet for added convenience.

The front of the property overlooks a communal pedestrianised lawn, creating a peaceful and welcoming atmosphere. The easterly facing rear garden is a carefully designed haven, featuring a wonderful covered seating area ideal for all-weather enjoyment, a log store, and another spot with a dining table to bask in

22 Moorfield Road

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the sun. Additional storage is available with a garden shed and more storage options within the house.

While parking is generally not an issue in this location, there is the option to create off-street parking at the back of the garden with the correct consent from the local council.

This delightful home offers a blend of modern upgrades and charming features, making it a perfect choice for comfortable living.

Council Tax band: B

EPC Energy Efficiency Rating: D



Hallway

11' 6" x 5' 11" (3.50m x 1.80m)

Lounge/Diner

11' 10" x 16' 5" (3.60m x 5.00m)

Kitchen

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

Utility

Landing

11' 10" x 5' 11" (3.60m x 1.80m)

Bedroom 1

11' 6" x 9' 10" (3.50m x 3.00m)

Bedroom 2

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

Bedroom 3

5' 11" x 8' 2" (1.80m x 2.50m)

Bathroom

5' 7" x 5' 3" (1.70m x 1.60m)

Wc

5' 7" x 2' 11" (1.70m x 0.90m)





FRONT GARDEN

REAR GARDEN

On street

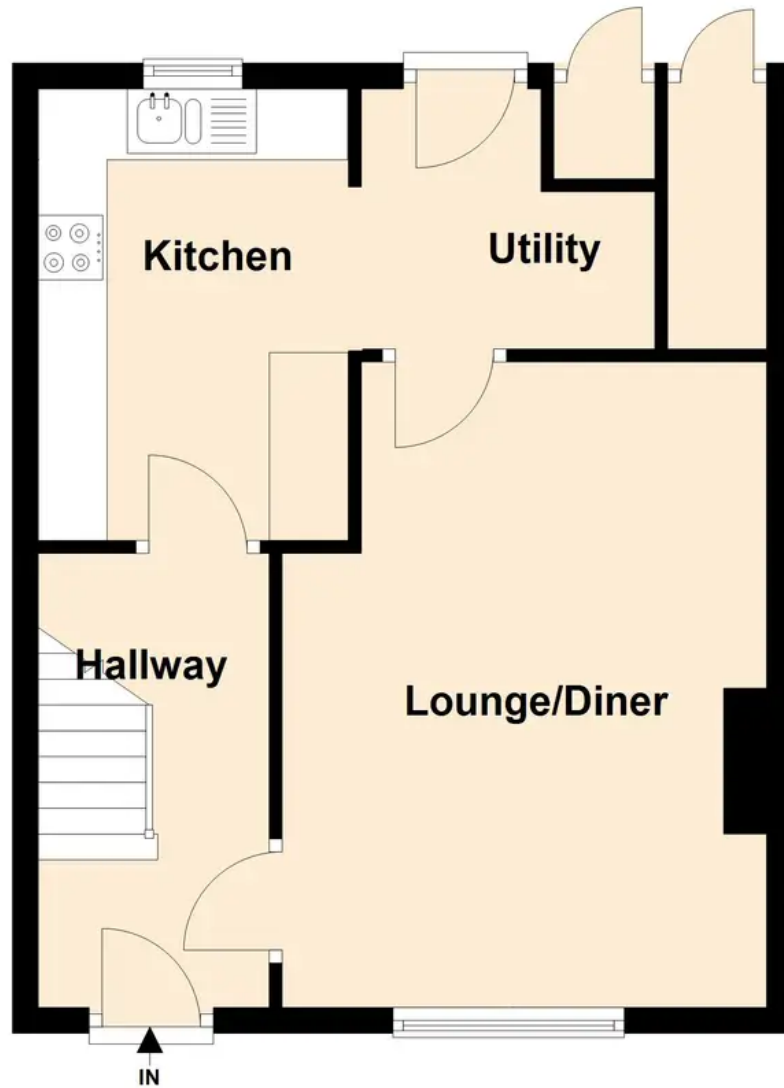
Backwell:

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.

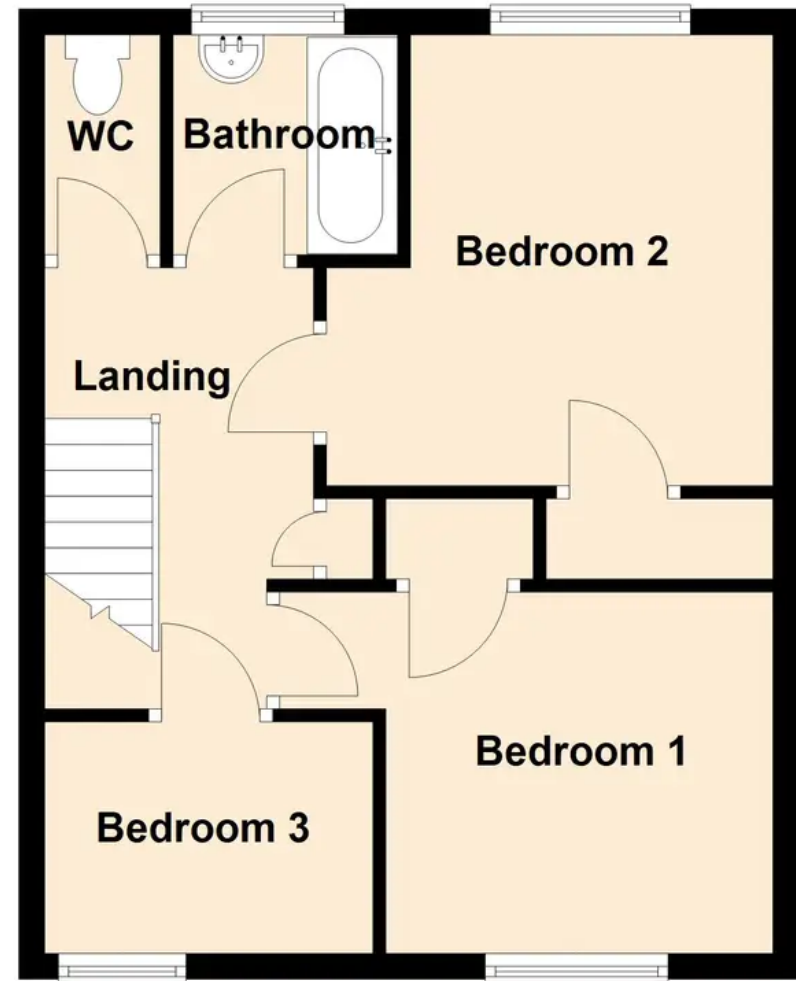




Ground Floor



First Floor



Sketch plan for illustrative purposes only
Plan produced using PlanUp.

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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/

