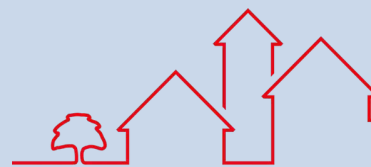




6 Embercourt Drive, Backwell

Guide Price **£585,000**



Parker's

Estate Agents & Property Lettings



6 Embercourt Drive

Backwell, Bristol

A Wonderful 4-Bedroom Home with Fabulous Extension and Southeast-Facing Garden

Welcome to this wonderful 4-bedroom home, featuring a fabulous extension, a southeast-facing garden, and parking. Neatly positioned, this property offers a spacious hallway with storage and a stylish column radiator leading to a wonderful lounge with large windows that allow plenty of light. At the rear, there are unique doors to the extension, complete with bi-fold doors, garden views, and a skylight. This versatile room connects to the kitchen but can also be closed off to serve as a snug, playroom, or office.

Further access from the hall leads to the well-equipped kitchen, which opens to the dining room, again with bi-fold doors providing access to the garden. There is a useful utility room with a side door, a downstairs shower room, and access to the garage.

Upstairs, you will find a light and bright hallway leading to four bedrooms, two of which are very spacious doubles, with one featuring built-in wardrobes. There is also a stylish family bathroom. The vendor has recently replaced the flooring throughout the downstairs and installed all new windows, bi-fold doors, and Velux windows.

6 Embercourt Drive

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To the front, the property feels very private with hedges and a lawn, and there is parking for two cars plus a garage. The marvellous southeast-facing garden at the rear boasts a lush lawn, a patio area to catch the evening sun, an array of plants, and a beautiful tree. Additionally, there is a storage shed and a summer house with electricity. Not forgetting the bi-fold doors at the rear of the house, perfect for savouring the sunrise.

This home is perfect for families looking for a blend of stylish living and functional space, with plenty of light and room to grow. The good news is that the vendor has found an onward purchase.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



Hallway

9' 10" x 10' 2" (3.00m x 3.10m)

Lounge

22' 0" x 11' 10" (6.70m x 3.60m)

Snug/Office

10' 2" x 11' 2" (3.10m x 3.40m)

Kitchen

8' 10" x 9' 10" (2.70m x 3.00m)

Dining Room

10' 6" x 13' 9" (3.20m x 4.20m)

Utility Room

10' 2" x 4' 7" (3.10m x 1.40m)

Shower Room

5' 7" x 4' 7" (1.70m x 1.40m)

Landing

15' 5" x 6' 7" (4.70m x 2.00m)

Bedroom 1

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

Bedroom 2

10' 6" x 11' 10" (3.20m x 3.60m)

Bedroom 3

8' 10" x 10' 10" (2.70m x 3.30m)

Bedroom 4

10' 2" x 11' 10" (3.10m x 3.60m)

Bathroom

5' 3" x 7' 10" (1.60m x 2.40m)





FRONT GARDEN

REAR GARDEN

Off street

2 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 with regular buses and a train station, 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.

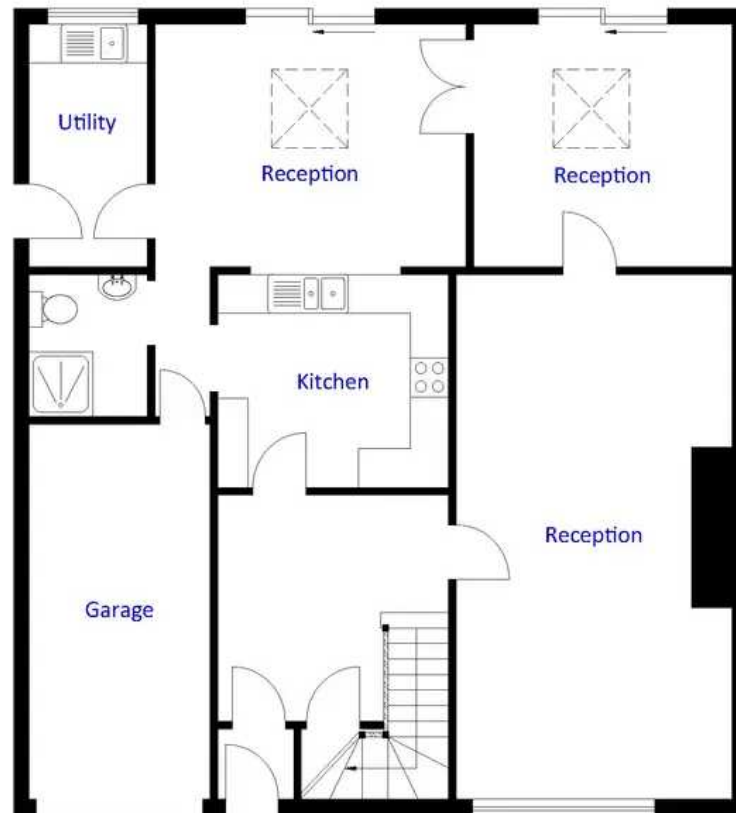


6 Embercourt Drive, Backwell, Bristol, BS48 3HU

Approx. Gross internal Area
1503.50 Sq.Ft - 139.68 Sq.M

Garage
124.0 Sq.Ft - 11.52 Sq.M

Total Area
1627.30 Sq.Ft - 151.20 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.
Floor plan produced by Westcountry EPC.



Parker's Estate Agents

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