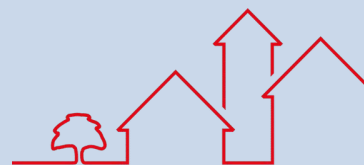




**1 George Close, Backwell**

Guide Price **£485,000**



**Parker's**

Estate Agents & Property Lettings



## I George Close

Backwell, Bristol

### Delightful 3-Bedroom Detached Bungalow with Breathtaking Field Views

This 3-bedroom detached bungalow is situated within a serene development of just five homes, offering unparalleled, far-reaching views across picturesque fields. The property is designed for comfortable living, featuring a spacious lounge/diner with French doors that open to a patio, showcasing stunning garden and field views.

The entrance hall provides convenient storage and access to the well-equipped kitchen, which includes a utility area, dining space, and additional garden views. The kitchen offers direct access to the garden, enhancing outdoor living.

The bungalow comprises three double bedrooms, including a main bedroom with built-in storage. It also features a family bathroom and an additional shower room with a WC. To the front of the property, a paved driveway provides ample parking space for several cars and leads to a garage with electric up-and-over doors. Additional storage is available in the roof void.

# I George Close

Backwell, Bristol

The rear garden is easy to maintain and features a low fence that presents magnificent views over the fields, creating an ideal space for relaxation. The property also includes side access to the front and a rear gate providing direct access to the field. Located just a 2-minute walk from local allotments and a bus stop, this bungalow is perfect for downsizers and is offered for sale with no onward chain.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



**Hallway**

**Lounge/Dining Room**

19' 4" x 15' 1" (5.90m x 4.60m)

**Kitchen/Breakfast Room**

10' 2" x 9' 6" (3.10m x 2.90m)

**Bedroom 1**

14' 1" x 12' 2" (4.30m x 3.70m)

**Bedroom 2**

12' 10" x 8' 6" (3.90m x 2.60m)

**Bedroom 3**

17' 1" x 8' 2" (5.20m x 2.50m)

**Bathroom**

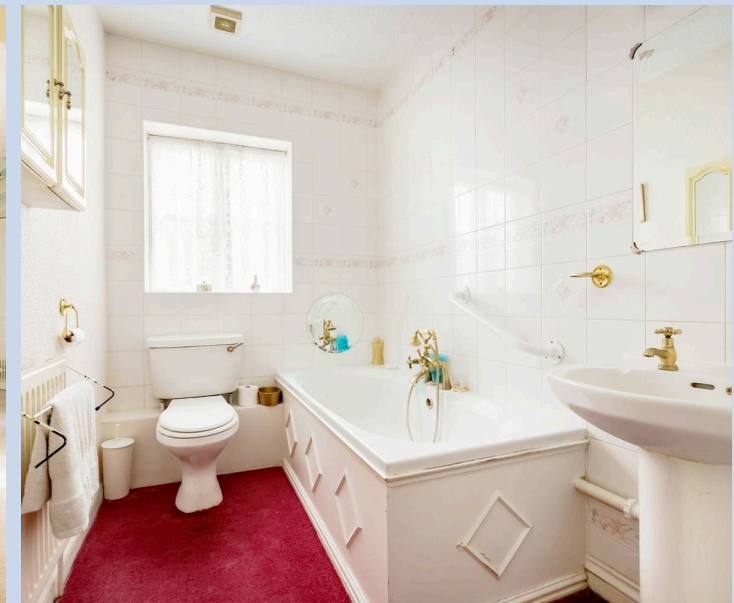
8' 6" x 5' 7" (2.60m x 1.70m)

**Shower Room**

6' 3" x 5' 3" (1.90m x 1.60m)

**Storage**

2' 11" x 2' 11" (0.90m x 0.90m)





**FRONT GARDEN**

**REAR GARDEN**

**Off street**

**3 Parking Spaces**

**Garage**

**Single Garage**

### **Backwell:**

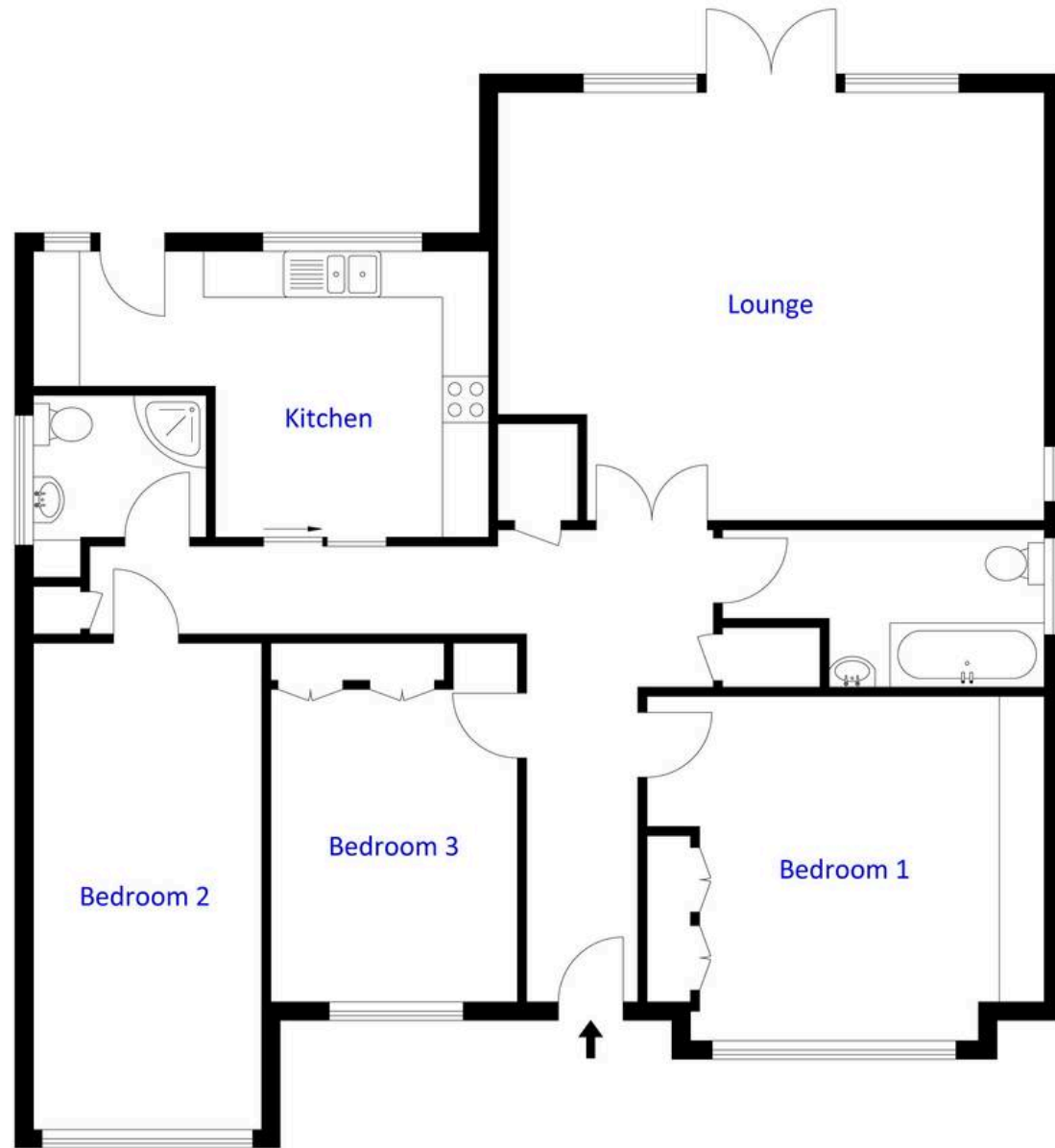
Nestled in the enchanting North Somerset countryside, Backwell is a delightful village with a strong sense of community. Backwell boasts excellent transport links, providing easy access to nearby towns and cities while retaining a peaceful ambience that offers a welcome respite from urban life. Families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





# 1 George Close, Backwell

Approx. Gross Internal Area  
1113.6 Sq.Ft - 103.5 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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### 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.

