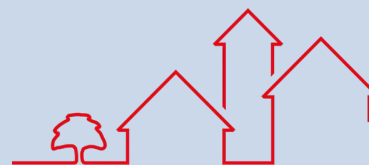




**28 Rodney Road, Backwell**

Guide Price **£485,000**



**Parker's**

Estate Agents & Property Lettings



## 28 Rodney Road

Backwell, Bristol

### 4-Bedroom Semi-Detached Dormer Bungalow with Extensive Gardens and Parking

This delightful 4-bedroom semi-detached dormer bungalow presents an enchanting opportunity for those seeking a spacious and versatile home. Over the years, thoughtful extensions have been added, enhancing the living space and creating a flexible layout to suit various lifestyles.

Upon entry, you are greeted by a spacious hallway offering convenient storage and an inviting open staircase leading to the upper floor. To the front, a bay-fronted lounge provides the perfect retreat for relaxation. Towards the rear, discover a well-equipped kitchen boasting direct access to the garden, alongside a bright dining room. Additionally, a comfortable double bedroom overlooks the rear garden, accompanied by a family bathroom. Another bedroom, currently utilised as a formal dining room, offers versatility to adapt to your preferences.

Ascending the open stairs, you'll find two further double bedrooms with ample eave storage, each exuding warmth and comfort. The upstairs area benefits from abundant natural light streaming through Velux windows, creating an airy and inviting atmosphere. Completing this level is an additional bathroom, providing convenience and practicality.

## 28 Rodney Road

Backwell, Bristol

Externally, the property boasts off-street parking at the front, ensuring ease of access. A picturesque front garden welcomes you home, while the side and rear gardens await exploration. Enjoy a south-east orientation, perfect for basking in the sun's rays. The rear garden features a raised decked area, ideal for al fresco dining or serene moments of relaxation. There is a useful outbuilding currently used as a chillout area. Additionally, discover a lush lawn bordered by hedges, offering privacy and tranquillity. A patio area provides the perfect spot for outdoor gatherings, with convenient side access completing this idyllic outdoor space.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



**Hall**

**Lounge**

15' 1" x 11' 2" (4.60m x 3.40m)

**Kitchen**

17' 1" x 10' 2" (5.20m x 3.10m)

**Dining Room**

14' 9" x 7' 10" (4.50m x 2.40m)

**Reception/Bedroom 2**

12' 6" x 10' 10" (3.80m x 3.30m)

**Bedroom 1**

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

**Bathroom**

7' 3" x 6' 11" (2.20m x 2.10m)

**Landing**

17' 5" x 3' 7" (5.30m x 1.10m)

**Bedroom 3**

13' 1" x 10' 10" (4.00m x 3.30m)

**Bedroom 4**

8' 10" x 18' 1" (2.70m x 5.50m)

**Bathroom 2**

8' 6" x 4' 3" (2.60m x 1.30m)





**FRONT GARDEN**

**GARDEN**

**Off street**

**2 Parking Spaces**

### **Backwell:**

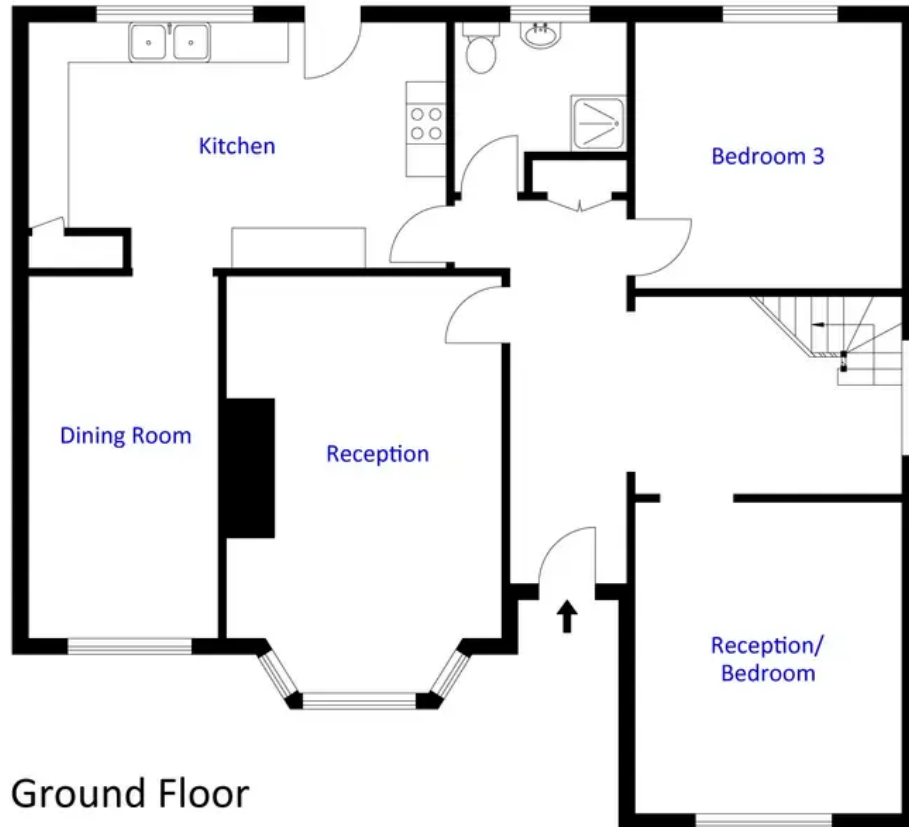
Nestled in the enchanting North Somerset countryside, Backwell is a delightful village with a strong sense of community. Backwell boasts excellent transport links, providing easy access to nearby towns and cities while retaining a peaceful ambience that offers a welcome respite from urban life. Families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



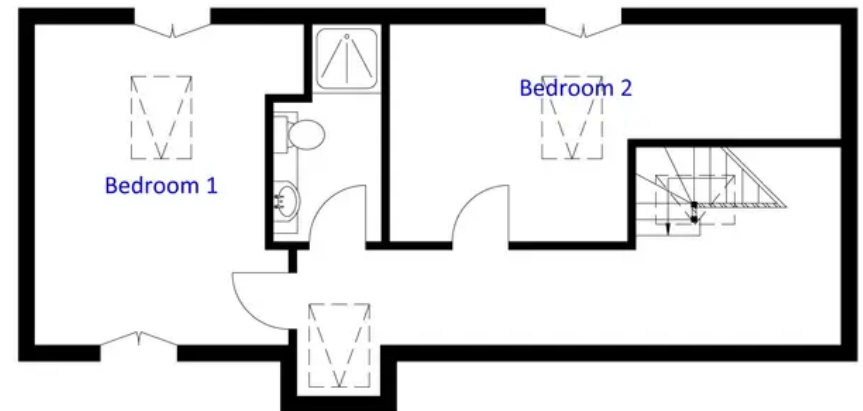


# 28 Rodney Road, Backwell

Approx. Gross Internal Area  
1388.8 Sq.Ft - 129.0 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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