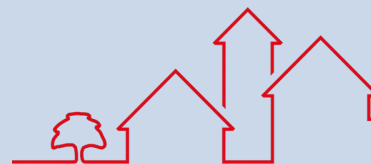




**7 Rushmoor Grove, Backwell**

Guide Price **£725,000**



**Parker's**

Estate Agents & Property Lettings



## 7 Rushmoor Grove

Backwell, Bristol

**A charming 4-bedroom detached house with beautiful front and rear gardens, off-street parking, and a double garage, situated in the peaceful cul-de-sac of Rushmoor Grove.**

7 Rushmoor Grove is tucked away at the end of the cul-de-sac, offering both privacy and tranquility. This wonderful family home boasts a spacious entrance hall with ample storage. The lounge, which spans from the front to the rear of the house, features a large window overlooking the private front garden and sliding doors that open onto the rear garden.

The recently refurbished kitchen/breakfast room is a standout, with olive-toned wall and base units, integrated appliances, lots of storage and lovely views of the garden. To one side of the kitchen is the dining room, and on the other, a versatile room that could serve as a second reception, playroom, or hobby room, also with access to the garden. Throughout the hall, lounge, and dining room, you'll find stunning parquet flooring, adding a touch of character to the home. Additionally, there is a shower room/utility room for added convenience.

Upstairs, the landing is bright with natural light from a large window and includes a storage cupboard. There are four bedrooms, three of which are generously sized doubles, and a contemporary family bathroom with a double shower and a bath.

## 7 Rushmoor Grove

Backwell, Bristol

Externally, the property is a true gem due to its private position. The large front garden features a lawn, hedges, trees, and a pergola—an ideal space for children to play. There is parking for several cars and a double garage with electric up-and-over doors, power, and lighting. Both sides of the property offer access to the rear garden; one side includes a useful covered area perfect for storing bikes, canoes, or drying clothes in wet weather. The rear garden is beautifully maintained, featuring a charming stone wall and a lush lawn.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



**Entrance Hall**

**Lounge**

24' 3" x 10' 10" (7.40m x 3.30m)

**Kitchen/Breakfast Room**

17' 9" x 9' 10" (5.40m x 3.00m)

**Dining Room**

11' 10" x 9' 2" (3.60m x 2.80m)

**Snug/ Hobbie Room**

14' 5" x 9' 6" (4.40m x 2.90m)

**Shower/Utility Room**

8' 2" x 7' 7" (2.50m x 2.30m)

**Landing**

**Bedroom 1**

9' 10" x 15' 5" (3.00m x 4.70m)

**Bedroom 2**

14' 1" x 10' 10" (4.30m x 3.30m)

**Bedroom 3**

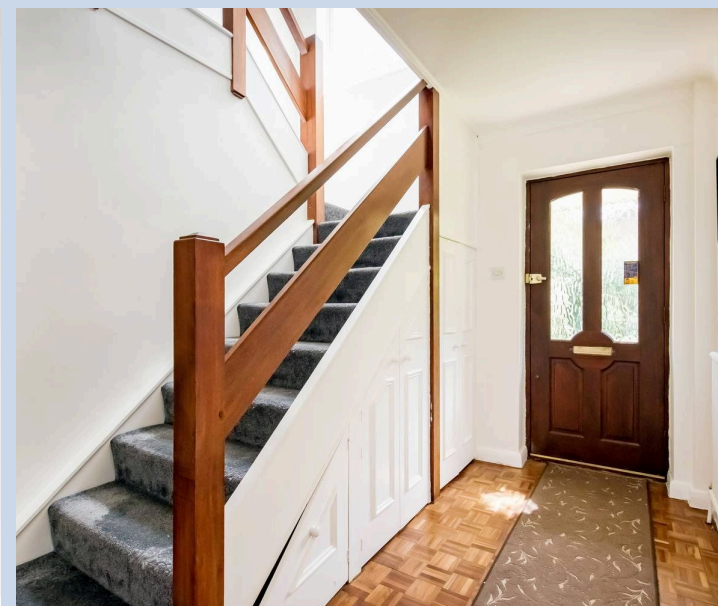
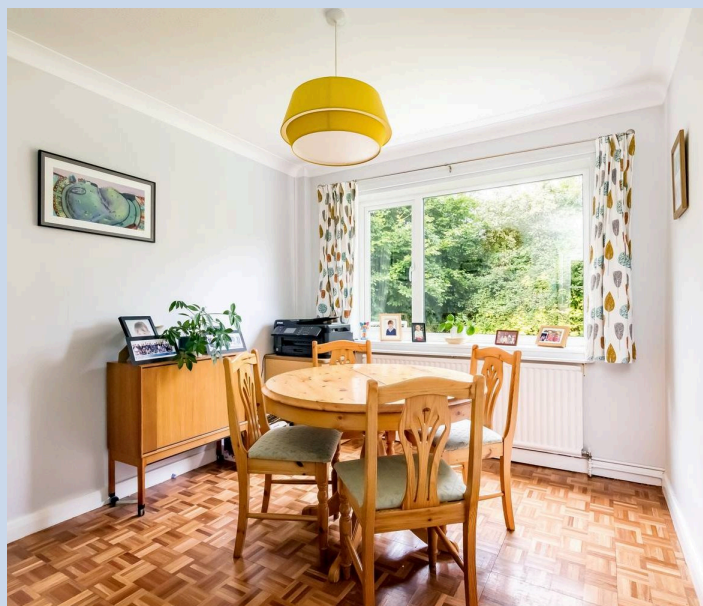
13' 1" x 9' 10" (4.00m x 3.00m)

**Bedroom 4**

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

**Bathroom**

10' 10" x 8' 6" (3.30m x 2.60m)





**FRONT GARDEN**

**REAR GARDEN**

**Double garage**

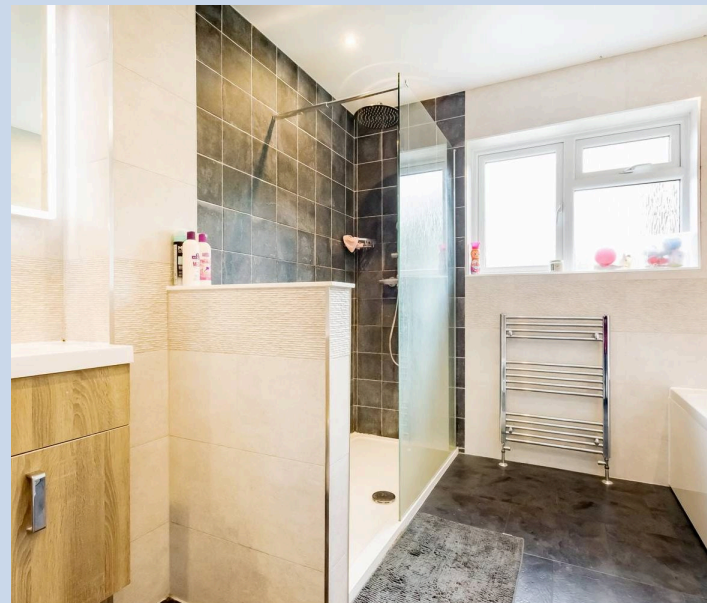
**2 Parking Spaces**

**Off street**

**3 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.

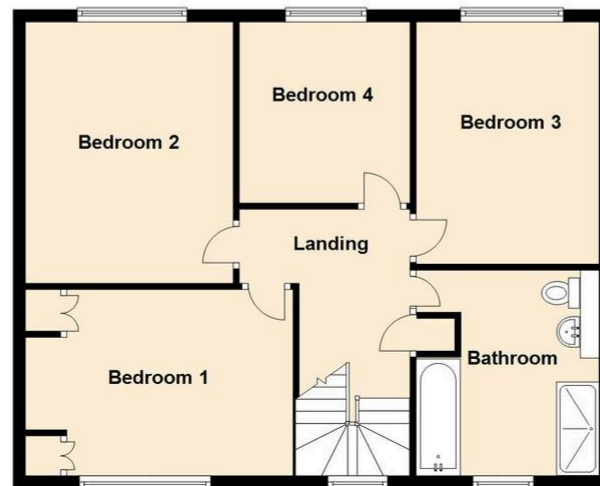




Ground Floor



First Floor



Sketch plan for illustrative purposes only  
Plan produced using PlanUp.

7 Rushmoor, Backwell



## 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.

