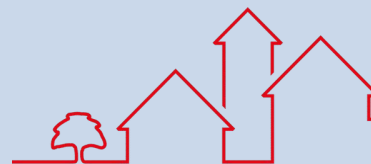




16 Kellways, Backwell

Guide Price **£399,950**



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16 Kellways

Backwell, Bristol

A spacious 3-bedroom semi-detached bungalow with a southeast-facing garden, garage, and located in a quiet cul-de-sac, adding to the peaceful setting.

This charming bungalow welcomes you with an entrance hall that includes a storage cupboard. To the left is a well-equipped kitchen with plenty of storage space. At the front of the property is the main bedroom, a generously sized double with fitted wardrobes.

Towards the rear is a fantastic lounge/diner, which has been extended to create a pleasant area for relaxation, complete with French doors opening onto the garden. There are also two additional bedrooms and a family bathroom. The interior of the property is in excellent condition and ready to move into.

16 Kellways

Backwell, Bristol

Externally, the frontage is neatly presented with a lawn, hedges, off-street parking, and access to the garage, along with side access to the rear garden. The southeast-facing rear garden backs onto fields, offering ample space with a lawn, borders, and a greenhouse—providing a lovely outdoor area to enjoy without being overwhelming to maintain. Additionally, there is a rear door to the garage, making it easy to store garden equipment and tools.

This property is being sold with no onward chain, potentially making the entire process as smooth as possible.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Entrance Hall

Lounge/Diner

21' 0" x 10' 10" (6.40m x 3.30m)

Kitchen

10' 2" x 8' 6" (3.10m x 2.60m)

Bedroom 1

15' 9" x 10' 10" (4.80m x 3.30m)

Bedroom 2

9' 6" x 8' 10" (2.90m x 2.70m)

Bedroom 3

8' 2" x 8' 6" (2.50m x 2.60m)

Bathroom

5' 7" x 6' 7" (1.70m x 2.00m)





FRONT GARDEN

REAR GARDEN

Off street

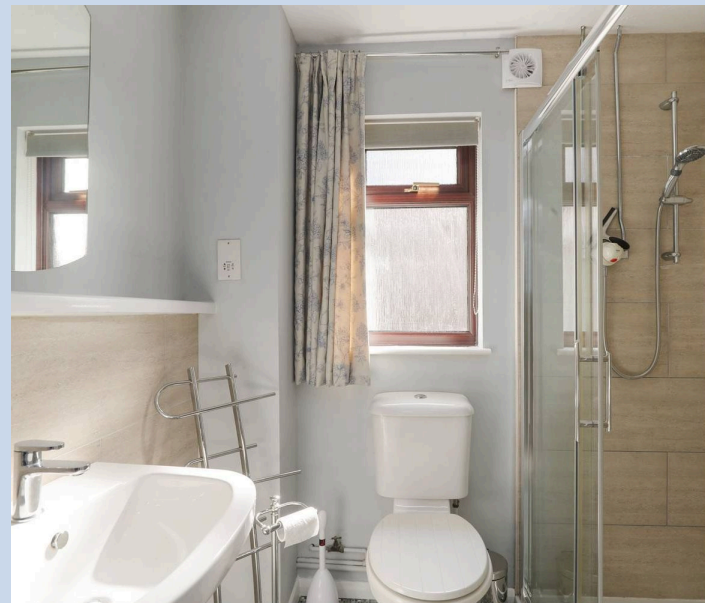
1 Parking Space

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.





Ground Floor



Sketch plan for illustrative purposes only
Plan produced using PlanUp.

16 Kellways, 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.

