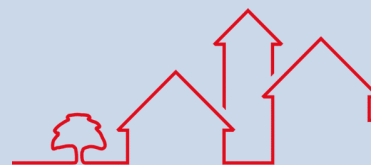




**1 The Avenue, Backwell**

Guide Price **£750,000**



**Parker's**

Estate Agents & Property Lettings



## I The Avenue

Backwell, Bristol

**A Spacious 4-Bedroom Detached Dormer Bungalow in a Sought-After Cul-de-Sac in Backwell**

This light and airy four-bedroom detached bungalow, located in a highly desirable cul-de-sac in Backwell, boasts a south-facing rear garden and a double garage. Upon entering, you are welcomed by a bright hallway with a high vaulted ceiling and Velux window allowing natural light to flood in.

The spacious lounge offers a cosy retreat, with sliding doors leading to the sunny rear garden and a log burner perfect for winter evenings. The well-equipped kitchen features white units and garden views, with direct access to the outside. Flowing seamlessly from the kitchen is a dining room overling the garden, while a study at the front provides a quiet workspace.

At the front of the property are two generous double bedrooms, both featuring bay windows. These versatile spaces could also serve as additional reception rooms if needed. A stylish shower room and extra storage in the hallway complete the ground floor

Upstairs, the landing leads to a very spacious double bedroom with large windows, an en-suite bathroom with a charming porthole window, and a walk-in wardrobe. Another double bedroom with an en-suite completes the internal layout of this home.

# I The Avenue

## Backwell, Bristol

The front of the property is framed by hedges offering privacy, with off-street parking and a double garage, which includes a hobby room. The south-facing rear garden is a true highlight, featuring a lush lawn, a seating area, a vegetable patch with an apple tree, and a greenhouse. With side access and multiple seating areas, you can enjoy the sun throughout the day.

The property is located in a quiet cul-de-sac of just a dozen houses, with Backwell Common right on your doorstep, offering a peaceful yet connected lifestyle.

Plus, it's being sold with no chain, making for a potentially smoother purchase.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C



**Entrance Hall**

18' 4" x 5' 7" (5.60m x 1.70m)

**Lounge**

15' 9" x 11' 10" (4.80m x 3.60m)

**Kitchen**

17' 1" x 8' 10" (5.20m x 2.70m)

**Dining Room**

13' 9" x 10' 10" (4.20m x 3.30m)

**Study**

8' 6" x 8' 10" (2.60m x 2.70m)

**Bedroom 3/Reception**

11' 6" x 12' 2" (3.50m x 3.70m)

**Bedroom 4/Reception**

12' 10" x 11' 10" (3.90m x 3.60m)

**Shower Room**

10' 6" x 8' 2" (3.20m x 2.50m)

**Landing**

**Bedroom 1**

14' 9" x 14' 9" (4.50m x 4.50m)

**En-suite**

6' 3" x 7' 3" (1.90m x 2.20m)

**Bedroom 2**

14' 9" x 12' 2" (4.50m x 3.70m)

**En-suite**

6' 7" x 5' 11" (2.00m x 1.80m)





**FRONT GARDEN**

**REAR GARDEN**

**Off street**

**2 Parking Spaces**

**Double garage**

**2 Parking Spaces**

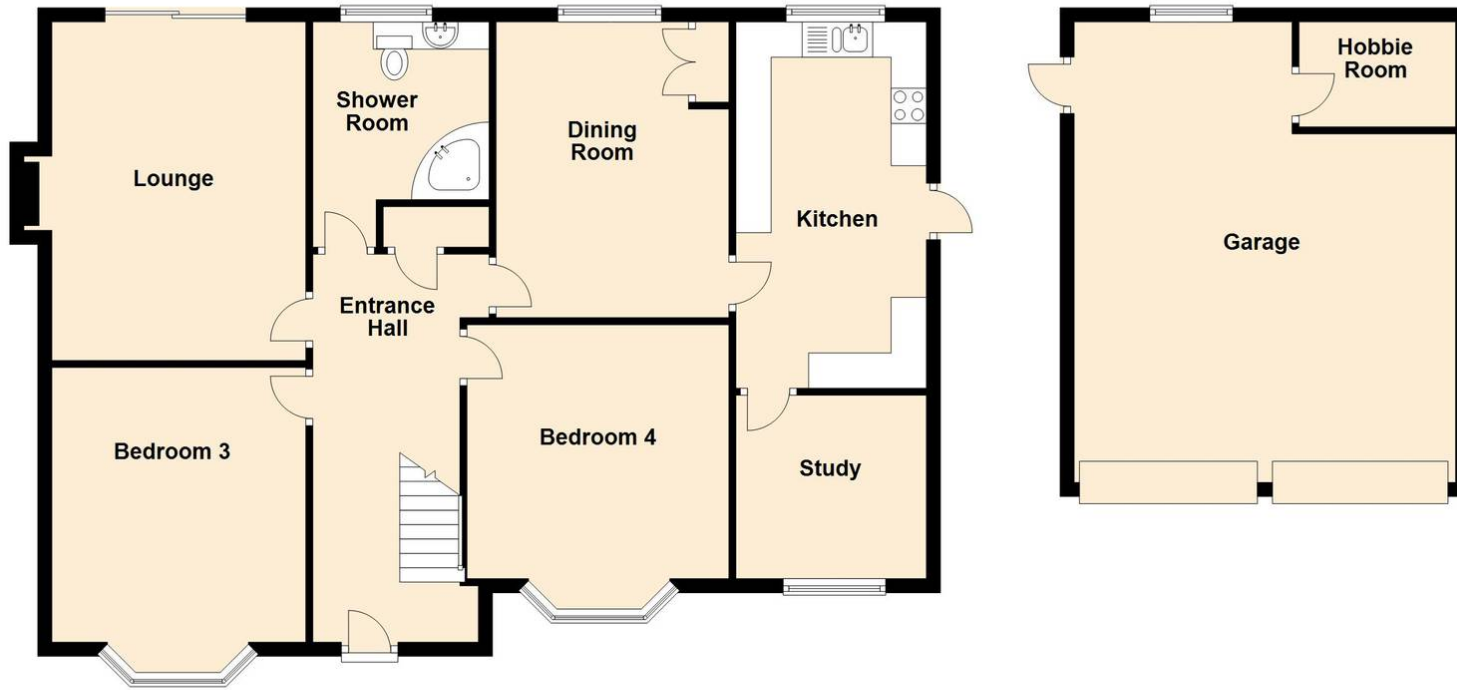
## **Backwell**

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.

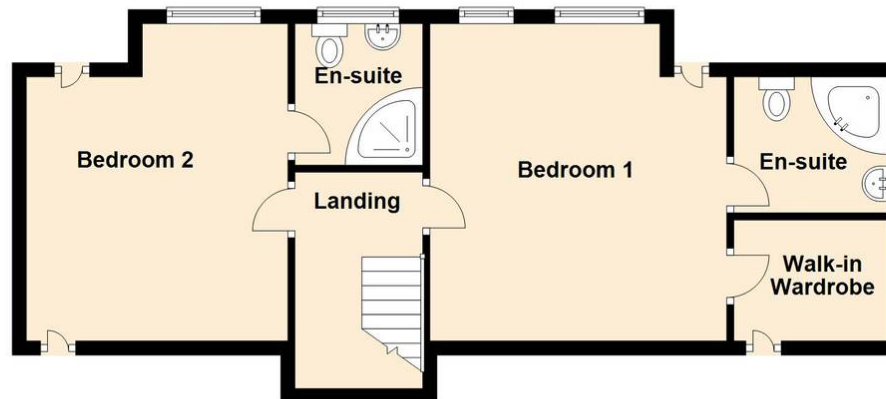




**Ground Floor**



**First Floor**



Sketch plan for illustrative purposes only  
Plan produced using PlanUp.

**1 The Avenue, Backwell**



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