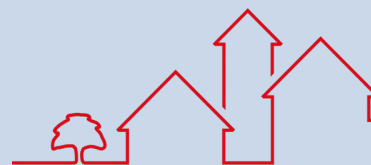




14 Westfield Close, Backwell

Guide Price **£425,000**



Parker's

Estate Agents & Property Lettings



14 Westfield Close

Backwell, Bristol

This 3-bedroom semi-detached house offers the perfect blend of comfort, convenience, and spacious living. It boasts ample parking and a sought-after south-southwest-facing garden.

Upon entering, you'll appreciate the practicality of a useful porch, ideal for storing coats and shoes. The entrance hall leads seamlessly to the open-plan Kitchen/ dining room, adorned with floor-to-ceiling sliding doors that open to the garden, creating an inviting indoor-outdoor flow. The open-plan kitchen is a stylish centrepiece, featuring a utility room at the rear. The cosy lounge, set off to the side, offers delightful views of the garden, making it a perfect spot to unwind.

Ascending to the upper floor, you'll find a spacious landing complete with a substantial storage cupboard. The main bedroom is generously sized and comes with its own en-suite, adding a touch of luxury to your daily routine. Two additional bedrooms, one boasting ample storage space, provide versatility for various living arrangements. A large family bathroom completes this level, ensuring convenience for the whole household.

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Backwell, Bristol

The front of the property features a convenient drive with ample parking space for multiple cars, alongside a garage and a charming front garden graced by strategically placed trees. The rear garden is a sun-soaked oasis, facing south-southwest and offering a perfect blend of patio, lawn, and a peaceful seating area complemented by a shed to the rear of the garden. With dual access to the garden and easy entry to the garage, outdoor living is made effortlessly enjoyable.

This property offers an exceptional opportunity to own a spacious, well-appointed home in the heart of Backwell. With inviting living spaces, ample parking, and a delightful garden, it's ideal for families or anyone seeking a comfortable and convenient lifestyle. Plus, it's being sold with no onward chain, making the purchase process even smoother

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Porch

7' 7" x 7' 3" (2.30m x 2.20m)

Hall

Lounge

20' 4" x 14' 5" (6.20m x 4.40m)

Kitchen

14' 1" x 6' 7" (4.30m x 2.00m)

Utily

4' 7" x 6' 11" (1.40m x 2.10m)

Dining Room

12' 2" x 9' 10" (3.70m x 3.00m)

Landing

Bedroom 1

21' 0" x 9' 6" (6.40m x 2.90m)

En-suite

7' 7" x 7' 3" (2.30m x 2.20m)

Bedroom 2

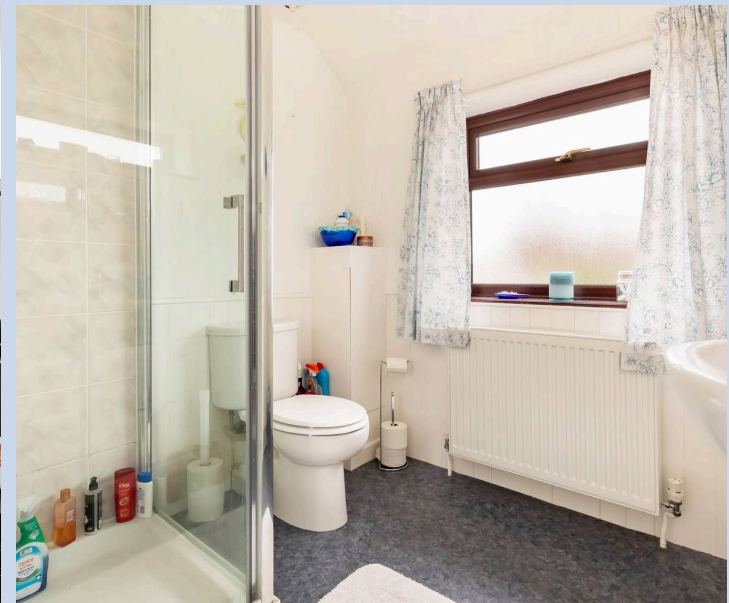
8' 10" x 10' 2" (2.70m x 3.10m)

Bedroom 3

9' 2" x 8' 10" (2.80m x 2.70m)

Bathroom

7' 10" x 9' 10" (2.40m x 3.00m)





FRONT GARDEN

REAR GARDEN

Garage

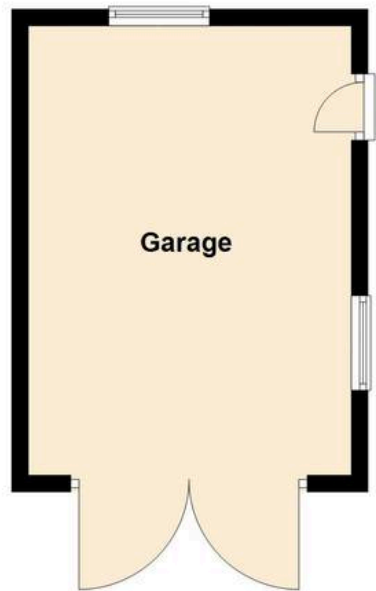
Driveway

Backwell:

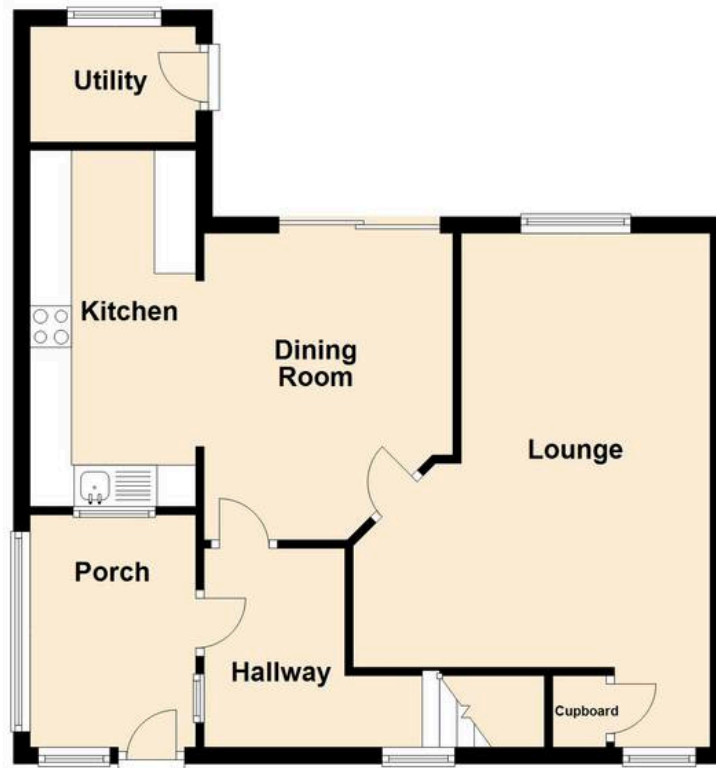
Nestled in the enchanting North Somerset countryside, Backwell is a delightful village with a strong sense of community. Backwell boasts excellent transport links, providing easy access to nearby towns and cities while retaining a peaceful ambience that offers a welcome respite from urban life. Families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





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.

