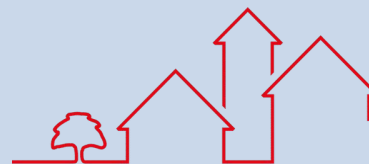




12 Embercourt Drive, Backwell

Guide Price **£599,950**



Parker's

Estate Agents & Property Lettings



12 Embercourt Drive

Backwell, Bristol

The is a truly delightful family home situated in the heart of this much sought after village. The property has seen significantly altered by the current owners to create a family friendly space with spacious and flexible living accommodation. Its ideally located within a few minutes walk of the village amenities, shops, schools and mainline railway station.

Upon entering the home you are presented with an enclosed porch area with plenty of space for coats which opens onto a wonderful hallway with beautiful tiled flooring and enough space for a piano. The hallways leads to the lounge with its views onto the front garden.

A further door leads through to the kitchen, this is an amazing space and spans most of the rear width of the property being almost 27ft in length. Its the very heart of this home and the vendors have created a highly sociable area for entertaining and modern living alike with bi-fold doors opening onto the patio and secure rear garden. The kitchen is well equipped with arrange of integrated appliances and includes a large central island unit and breakfast bar with quartz worktops.

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Adjoining the kitchen is a second reception room currently used as a gym. In addition there is a good size downstairs shower room with WC and a separate utility room with a back door providing access to the garden and side of the property.

Upstairs you will find four well-proportioned double bedrooms with a family bathroom.

The property is double glazed and warmed with gas central heating.

Outside the front garden is laid to lawn with a mature hedge shielding the property from the road. It also provides access to the garage and includes off road parking for several cars.

The rear garden can be accessed via the side of the property and is mainly laid to lawn with a gravelled area and raised patio. Its planted with a range of mature shrubs and is enclosed by a timber panelled fence and outside tap. A perfect spot to enjoy a sunny day or entertaining space for children and friends alike.

This home is perfect for families looking for a blend of stylish living and functional space, with plenty of light and room to grow.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G



Porch

7' 5" x 4' 9" (2.26m x 1.45m)

Hallway

13' 10" x 6' 8" (4.22m x 2.03m)

Lounge

13' 10" x 11' 8" (4.22m x 3.56m)

Kitchen/ Diner

27' 6" x 11' 11" (8.38m x 3.63m)

Reception

19' 1" x 7' 6" (5.82m x 2.29m)

Shower Room

7' 4" x 6' 11" (2.23m x 2.10m)

Utility Room

7' 9" x 6' 11" (2.36m x 2.12m)

Bedroom 1

14' 5" x 13' 10" (4.39m x 4.22m)

Bedroom 2

11' 11" x 11' 5" (3.63m x 3.48m)

Bedroom 3

14' 11" x 7' 5" (4.55m x 2.26m)

Bedroom 4

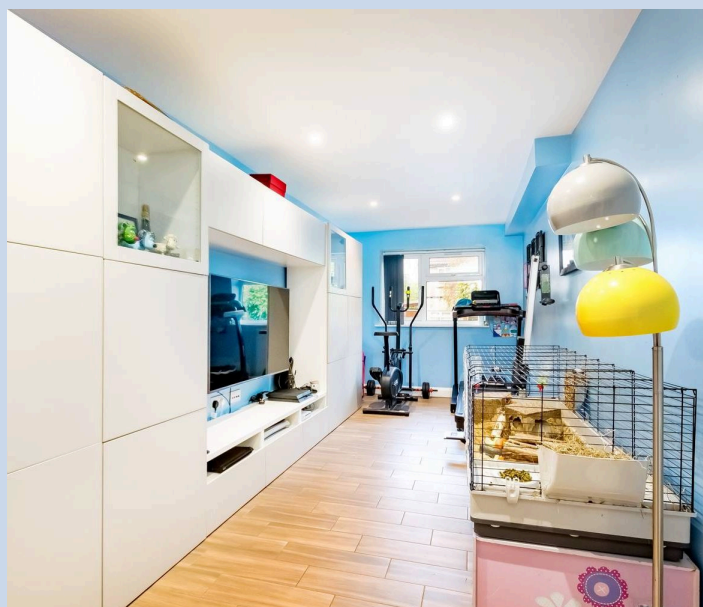
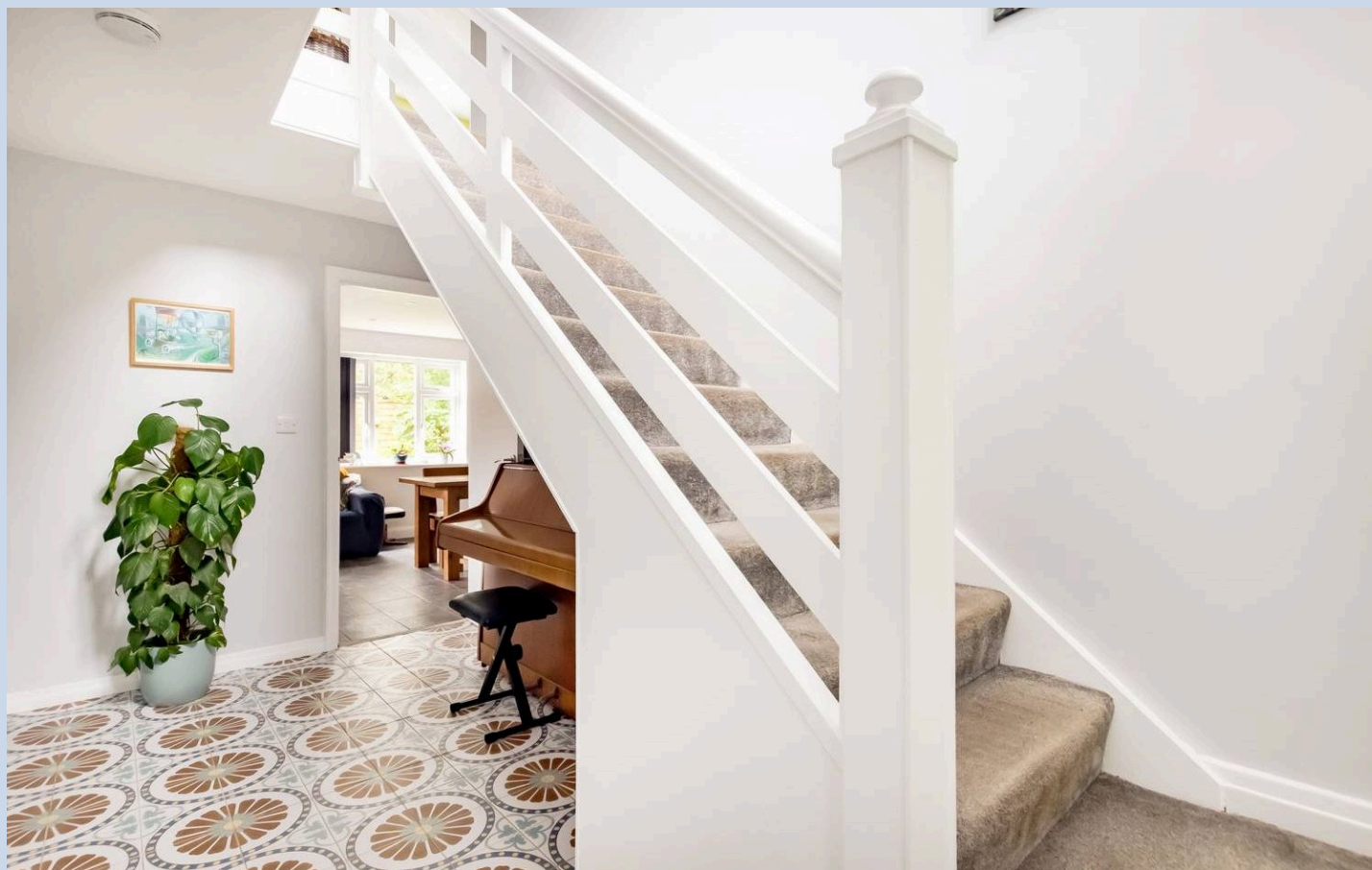
9' 5" x 8' 10" (2.87m x 2.69m)

Bathroom

8' 9" x 5' 10" (2.67m x 1.78m)

Garage

16' 1" x 7' 1" (4.90m x 2.16m)





FRONT GARDEN

REAR GARDEN

Garage

Single Garage

Driveway

2 Parking Spaces

Backwell:

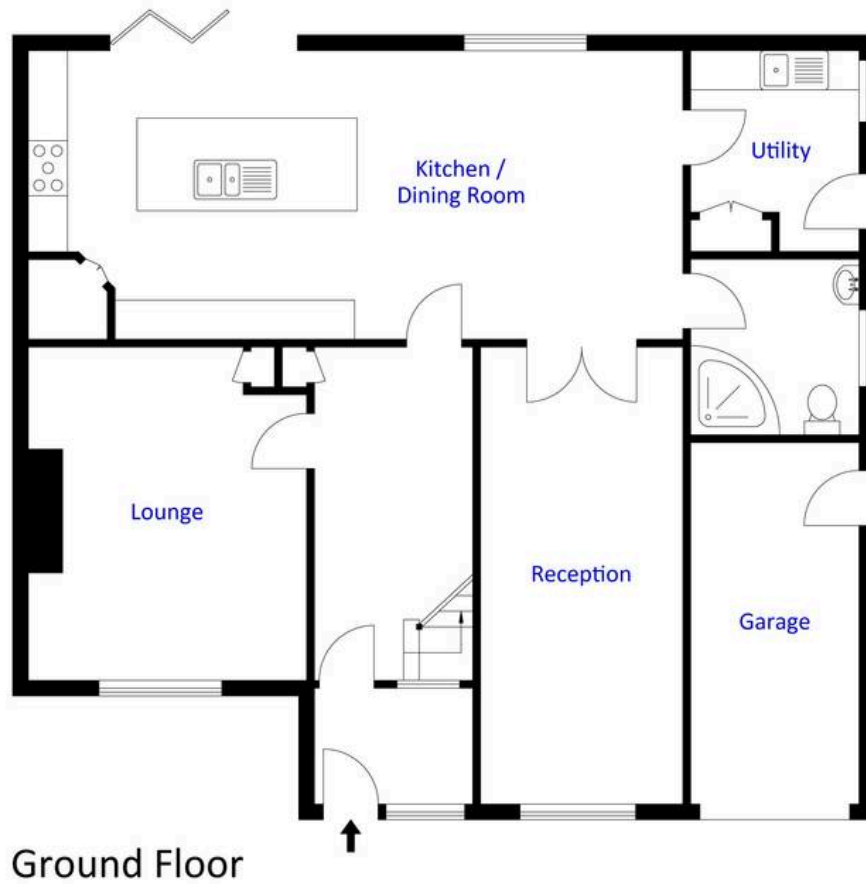
Backwell, a hidden gem in North Somerset, offers an idyllic lifestyle with its charming landscapes and warm community. Nature lovers can explore rolling hills, fields, and woodlands, with Nailsea Moor and Backwell Lake providing wildlife spotting and peaceful retreats. Families thrive in the nurturing community, supported by excellent schools and a vibrant village centre with local shops and cafes. Connectivity is convenient, with a railway station and easy access to Bristol and other major cities, including London. Backwell combines rural tranquillity with modern amenities, creating a fulfilling and balanced lifestyle.





12 Embercourt Drive, Backwell

Approx. Gross Internal Area
1730.1 Sq.Ft - 160.7 Sq.M
(Total area includes garage)



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

Parkers Property Services, 1-3 Station Road - BS48 3NW

01275 463096 • sales@parkers-ea.co.uk • www.parkers-ea.co.uk/

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.

