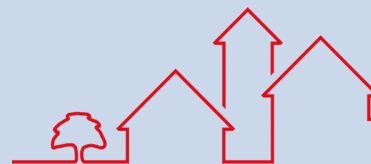




5 Rodney Road, Backwell

Guide Price **£585,000**



Parker's

Estate Agents & Property Lettings



5 Rodney Road

Backwell, Bristol

Spacious 4-Bedroom Semi-Detached Home in Backwell

This marvellous four-bedroom semi-detached home offers a fantastic blend of space, style, and convenience. Featuring an open-plan kitchen, a southerly-facing garden, off-street parking, and a garage, it is perfectly situated on a sought-after road in Backwell, with excellent local amenities close by.

You'll find ample storage under the stairs as you enter the bright and welcoming entrance hall. To the front of the property is a cosy lounge complete with a log burner, creating a warm and inviting atmosphere. At the rear, a contemporary open-plan kitchen-diner showcases sleek white units, a stylish kitchen island, and integrated appliances. Bi-fold doors provide views of and direct access to the garden. Adjacent to the kitchen is a useful utility room with side access and a convenient downstairs WC located in the hallway—ideal for families and guests.

Upstairs, the home continues to impress with a bright and airy landing, enhanced by high ceilings that add to the sense of space. There are four bedrooms, three of which are generously sized doubles. A modern family bathroom and an additional separate WC make busy mornings much easier for a growing family.

5 Rodney Road

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Externally, the property sits slightly elevated, providing a sense of privacy and an advantageous position. The paved driveway accommodates multiple cars, while the garage, featuring electric doors, offers excellent storage with its high ceilings and extra storage space. There is also gated side access. The rear garden is a fantastic outdoor space, complete with a patio, a raised lawn, and a desirable southerly aspect, ensuring plenty of sunlight throughout the day.

This is a wonderful home for families or anyone looking to move to Backwell. With outstanding schools, local shops, scenic walks, and easy access to Bristol, it offers the perfect balance between countryside living and city convenience.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: F



Hallway

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

Lounge

14' 1" x 11' 10" (4.30m x 3.60m)

Kitchen/Dining Room

11' 10" x 23' 7" (3.60m x 7.20m)

Cloakroom

2' 7" x 5' 7" (0.80m x 1.70m)

Landing

5' 11" x 9' 2" (1.80m x 2.80m)

Bedroom 1

13' 9" x 14' 5" (4.20m x 4.40m)

Bedroom 2

11' 10" x 11' 6" (3.60m x 3.50m)

Bedroom 3

14' 1" x 8' 6" (4.30m x 2.60m)

Bedroom 4

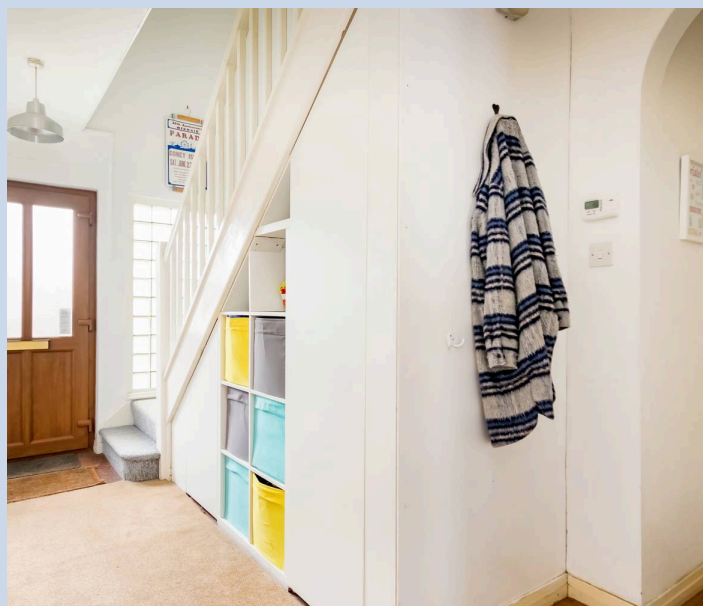
8' 10" x 9' 6" (2.70m x 2.90m)

Bathroom

8' 10" x 5' 11" (2.70m x 1.80m)

WC

2' 7" x 6' 3" (0.80m x 1.90m)





FRONT GARDEN

REAR GARDEN

Driveway

2 Parking Spaces

Garage

Single Garage

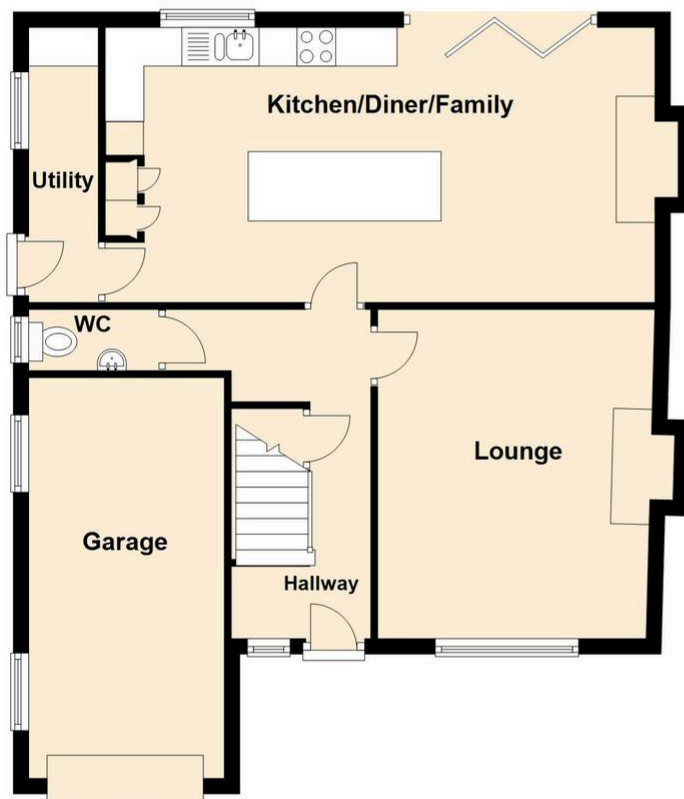


Backwell:

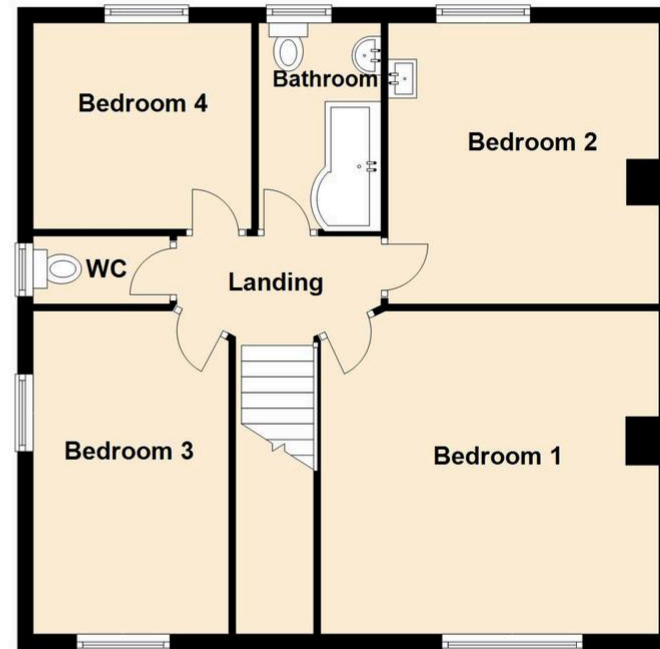
Nestled in the enchanting North Somerset countryside, Backwell is a delightful village with a strong sense of community. Backwell boasts excellent transport links, providing easy access to nearby towns and cities while retaining a peaceful ambience that offers a welcome respite from urban life. Families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

5 Rodney Road, 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.

