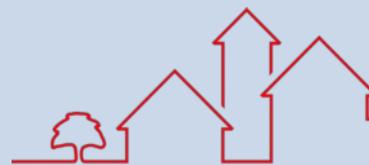




**11 Moorfield Road, Backwell**

Guide Price **£330,000**



**Parker's**

Estate Agents & Property Lettings



## 11 Moorfield Road

Backwell, Bristol

**Charming 3 bed semi detached house on private corner plot. Expansive garden, solid wood kitchen, inviting interior. Ideal for family living. Cosy lounge with wood burning stove. Tranquil outdoor space**

Introducing this charming 3 bedroom semi-detached house nestled on a private, expansive corner plot in a highly convenient location. Situated just a stone's throw away from local amenities and the mainline train station, this property offers the perfect blend of comfort and convenience.

Step inside this lovely home, and you'll be greeted by a spacious and welcoming interior. The extended kitchen/dining room is perfect for hosting gatherings and enjoying family meals. The hand-built solid wood kitchen adds a touch of warmth and character to the space, making it the heart of the home.

Upstairs, you will find three good-sized bedrooms, providing ample space for relaxation and rejuvenation. The property boasts plenty of storage options, ensuring that clutter is kept at bay and living spaces remain tidy.

The cosy lounge features an Aga wood-burning stove, creating a snug atmosphere during the cooler months.

## 11 Moorfield Road

Backwell, Bristol

The large wrap-around garden offers a tranquil sanctuary for outdoor leisure and entertainment, a perfect extension of the indoor living space.

This property is more than just a house; it is a welcoming family home with a unique charm and ambience. Whether you're looking to unwind after a long day or host lively gatherings with friends and family, this property caters to all your needs.

Don't miss this opportunity to make this house your home - a place where cherished memories are made and treasured moments are shared. Contact us today to arrange a viewing and discover the endless possibilities that await in this delightful property. A place where comfort, convenience, and cosiness intertwine to create the ultimate living experience.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



## Rooms:

### Hallway

18' 7" x 5' 11" (5.66m x 1.80m)

### Sitting Room

14' 8" x 11' 4" (4.47m x 3.45m)

### Kitchen/Diner

19' 7" x 9' 6" (5.97m x 2.90m)

### WC

5' 9" x 2' 8" (1.75m x 0.81m)

### Bedroom 1

11' 9" x 11' 5" (3.58m x 3.48m)

### Bedroom 2

10' 7" x 10' 1" (3.23m x 3.07m)

### Bedroom 3

8' 4" x 7' 11" (2.54m x 2.41m)

### Bathroom

9' 3" x 5' 11" (2.82m x 1.80m)





## BACKWELL:

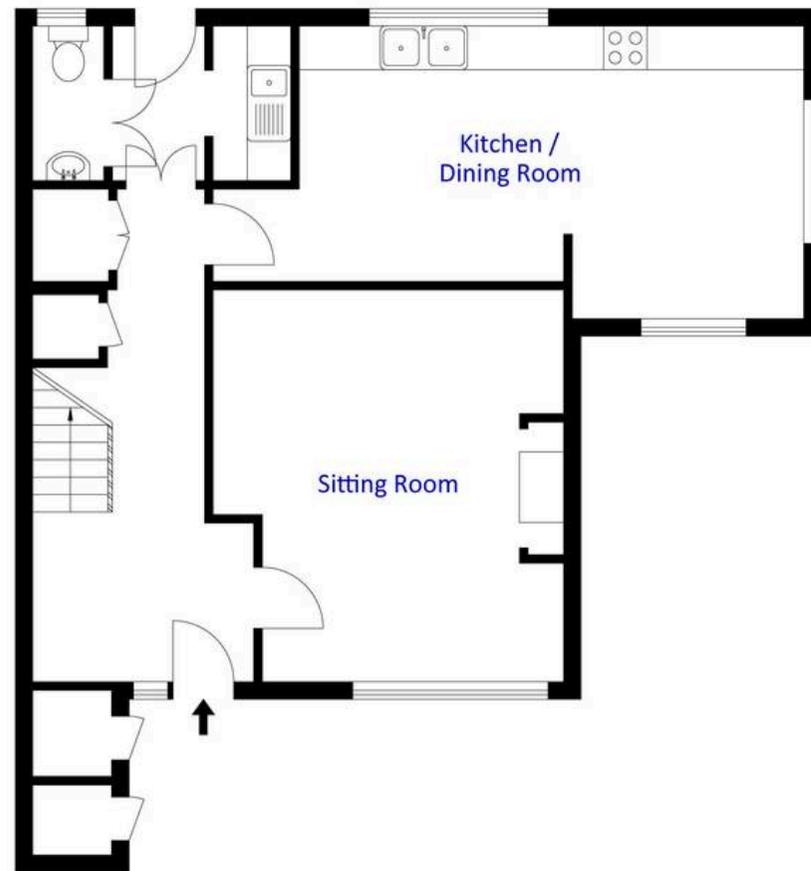
Backwell, a hidden gem in North Somerset, offers an idyllic lifestyle with its charming landscapes and warm community. Nature lovers can explore rolling hills, fields, and woodlands, with Nailsea Moor and Backwell Lake providing wildlife spotting and peaceful retreats. Families thrive in the nurturing 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.





# Moorfield Road, Backwell BS48 3NU

Approx. Gross Internal Area  
1105.90 Sq.Ft - 102.70 Sq.M



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](mailto:sales@parkers-ea.co.uk) • [www.parkers-ea.co.uk/](http://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.

