



8 Karen Close, Backwell

Guide Price £925,000





A beautifully spacious four-bedroom detached home of over 2,300 sq ft, tucked away at the end of a peaceful close, with a wonderful garden and open countryside beyond.

Positioned on one of Karen Close's most private plots, the house feels calm and well spaced from the moment you arrive. The rooms are generous and easy to live in, with the garden opening directly onto open countryside beyond.

A sweeping driveway provides ample parking and access to the double garage. Original wooden flooring and good natural light give the house a calm, spacious feel, with proportions that are generous without being overwhelming.

The main living spaces work particularly well. The lounge sits to the rear and is a brilliant room, both in size and outlook, with floor to ceiling doors opening straight onto the garden, making it easy to imagine this as the hub of the house in warmer months. To the front is another reception room, currently used as a music room, with double doors that could be opened to create an even larger living space if desired. Off the lounge, the sunroom is a lovely extra, ideal for relaxing, drawing, stretching out or simply enjoying the garden outlook.





Across the hallway is another flexible room, currently used as a home office. There is also plenty of storage and a downstairs WC off the hallway.

The heart of the home is the open plan kitchen, dining and family room. The kitchen itself is sleek and well thought out, with lots of storage, granite worktops and a pantry tucked neatly to one side. A peninsula breakfast bar, with space for stools, subtly divides the kitchen from the dining and family area, keeping the space open while defining zones. This area is filled with light from two sides and connects directly to the garden through full-height doors. There's also a good-sized utility room with access front and back, plus a direct link into the double garage.

Planning consent is already in place to convert the garage into an annexe or additional accommodation, offering genuine flexibility for home working, multigenerational living or future adaptation.

Upstairs, the landing is light and spacious, with windows to both the front and rear that really underline the setting. There are four proper double bedrooms. The main bedroom is a real highlight, with a walk-in wardrobe and a contemporary en suite with double shower. A smart family bathroom and additional storage complete the first floor.







## Garden, Setting and Outlook

Outside is where this house really comes into its own. The south-east-facing garden is larger than most and feels open while still offering a good sense of privacy. Patio areas sit directly off the house alongside a firepit area, with steps leading up to the main lawn. The swing in the tree says a lot about how this space is used. Tucked away behind a hedge are a shed, greenhouse and vegetable patches, and then the real moment, look over the fence, and you're straight into rolling fields, with horses grazing beyond.

## Running Costs and Sustainability

Energy costs have been kept low, with solar panels and an air source heat pump contributing to total costs of £844.76 over the last 12 months after the feed in tariff.

A confident, well-balanced family home in one of the best spots on Karen Close. Quiet, private and connected to its surroundings in a way that really works.







## Life in Backwell

Backwell is a popular village in North Somerset, well regarded by families, residents and those moving out of the city, thanks to its strong community feel and everyday convenience. With excellent transport links, including Backwell and Nailsea train station, it offers easy access to Bristol, the airport and surrounding towns, making it a practical choice for commuters.

The village is home to highly rated schools, a selection of local shops, cafes and traditional pubs, while nearby Nailsea provides larger supermarkets and a wider range of amenities. Surrounded by open countryside yet well connected, Backwell continues to be a popular place to call home.

### Property Information:

Council Tax band G

Tenure: Freehold

EPC Energy Efficiency Rating D

EPC Environmental Impact Rating. E













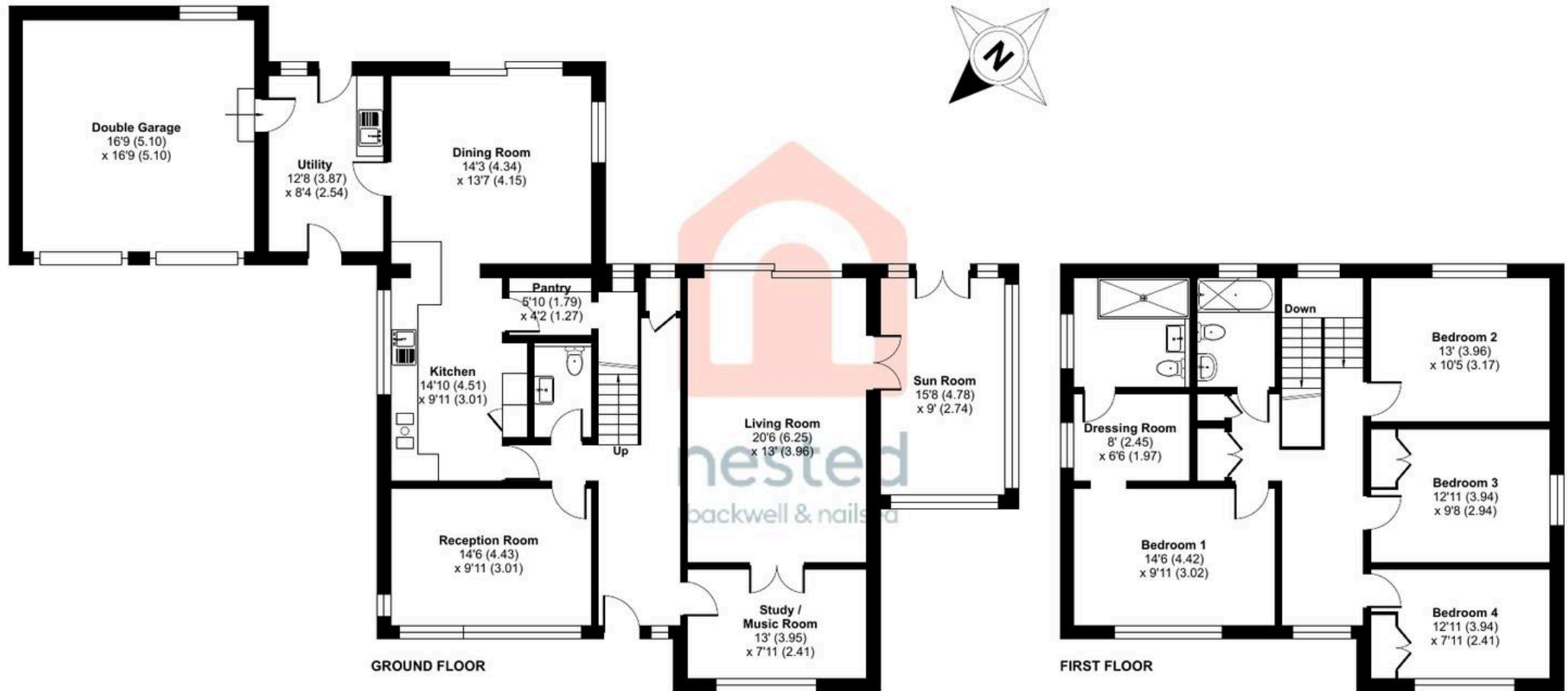
# Karen Close, Backwell, Bristol, BS48

Approximate Area = 2304 sq ft / 214 sq m

Garage = 280 sq ft / 26 sq m

Total = 2584 sq ft / 240 sq m

For identification only - Not to scale







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