

14 Mulberry Close, Backwell

Guide Price £525,000

14 Mulberry Close

Backwell, Bristol

A wonderful three-bedroom semi-detached home in a quiet and sought-after part of Backwell, with a lovely south west-facing garden and a layout that suits modern life and offers flexibility.

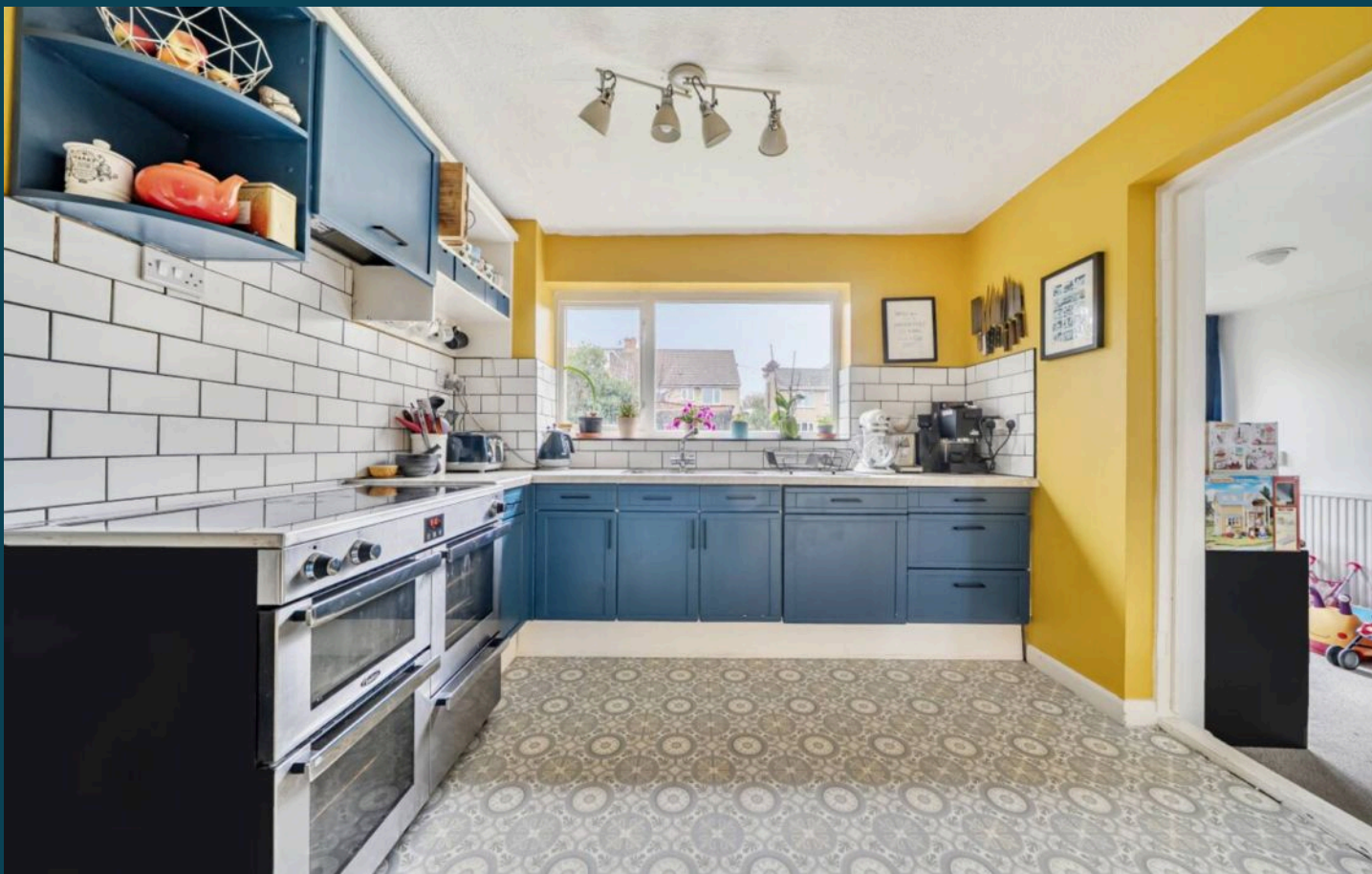
Set within the sought-after Mulberry Close, this attractive three-bedroom semi-detached home enjoys a quiet setting with very little traffic, while remaining close to everything Backwell has to offer.

The house opens into a spacious and welcoming entrance hall, with ample room for coats and shoes, as well as a useful understairs cupboard for everyday storage.

To the front of the property is a bright and inviting lounge, centred around a large picture window that floods the room with natural light. A log burner creates a cosy focal point, while the current owners also accommodate a dining table here, highlighting the flexibility and generous proportions of the space.

To the rear, the kitchen is well equipped with ample storage, space for a range cooker and pleasant views over the garden.

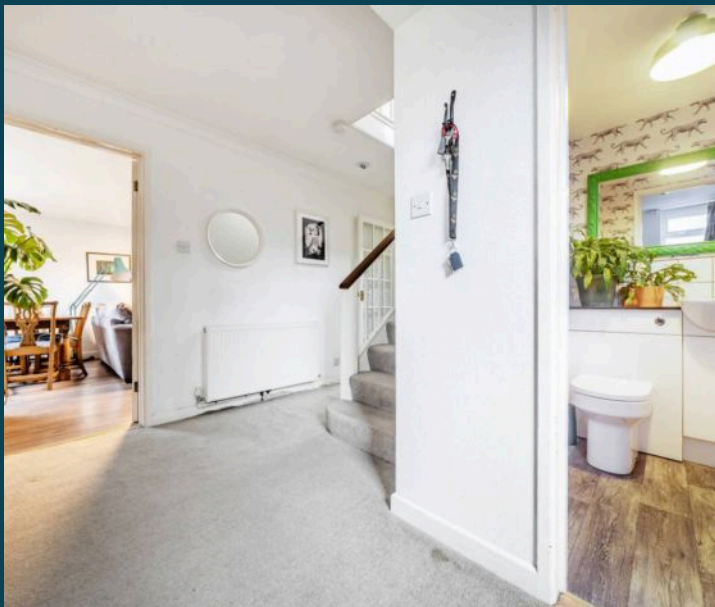




Adjacent to the kitchen is the dining area, currently used as a bedroom, with French doors opening directly onto the patio. This room offers exciting potential to be opened up into the kitchen to create a superb open plan kitchen, dining and family space. Alternatively, for those who prefer more defined rooms, it works perfectly well as it is.

To the other side of the ground floor is another good-sized and versatile room, currently used as a utility and children's playroom. This flexible space could easily become a home office, a snug or be incorporated into a larger open plan layout. There is also direct access to the garden from here, and a downstairs WC completes the ground floor accommodation.

Upstairs, a light-filled and spacious landing leads to three bedrooms. Two are comfortable double rooms, while the third is a generous single, all benefiting from good storage. A contemporary family bathroom serves the first floor.



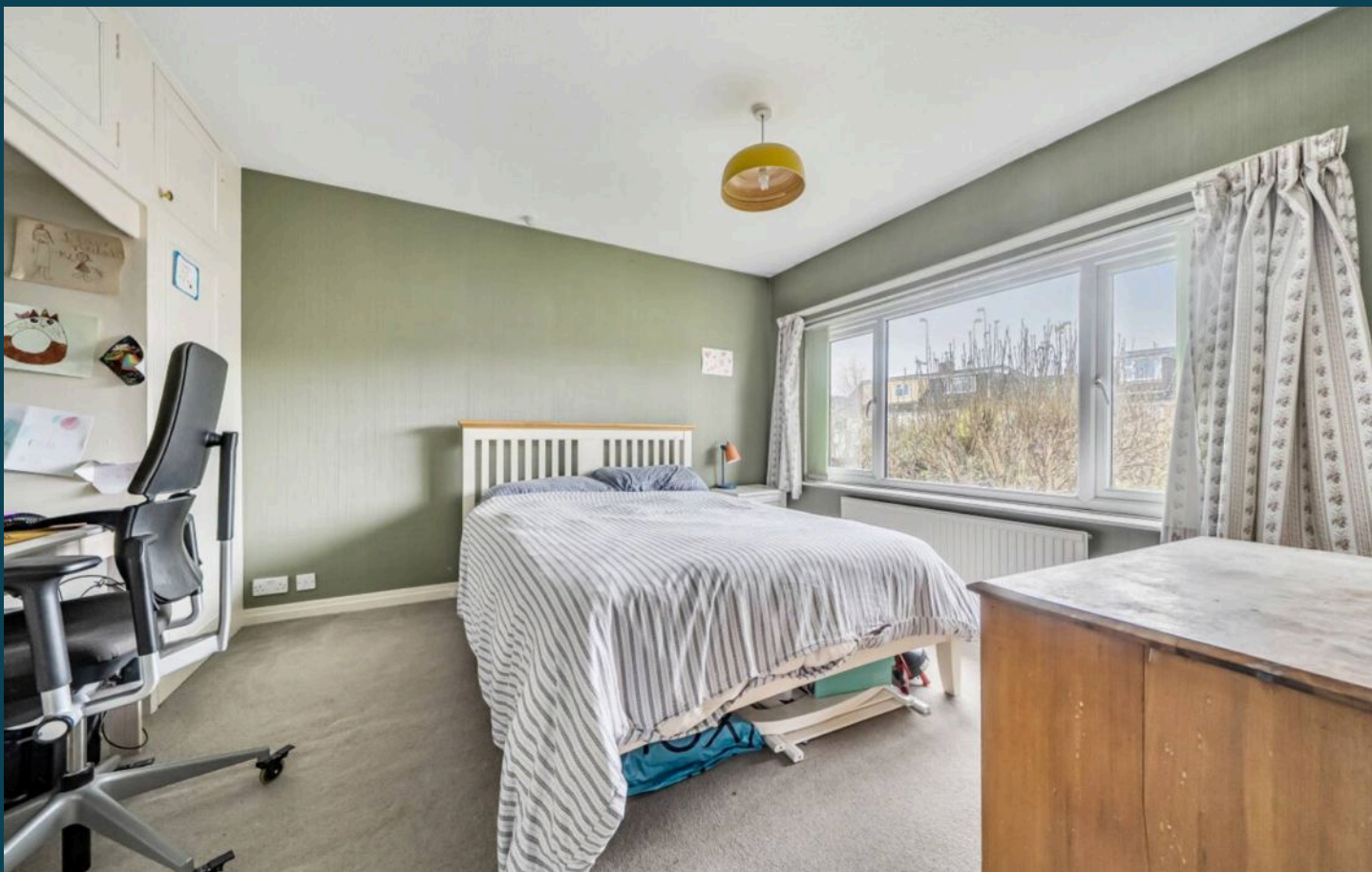
Garden, Setting and Outlook

Outside, the rear garden is a real highlight. With a south west-facing aspect, the garden enjoys afternoon and evening sun and offers excellent access from the house, along with a patio area for outdoor dining, and a charming pathway through a well-kept lawn with established borders filled with plants, shrubs and trees. It is a delightful and private space, ideal for both relaxing and entertaining. There is also access to the garage from the garden.

To the front, the property provides parking for several vehicles along with the garage.

A well-balanced and versatile home offering over 1,500 sq ft of floor space (including the garage), with a layout that works well as it is and clear scope to adapt if desired. A great opportunity to settle into a sought-after part of Backwell.





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.

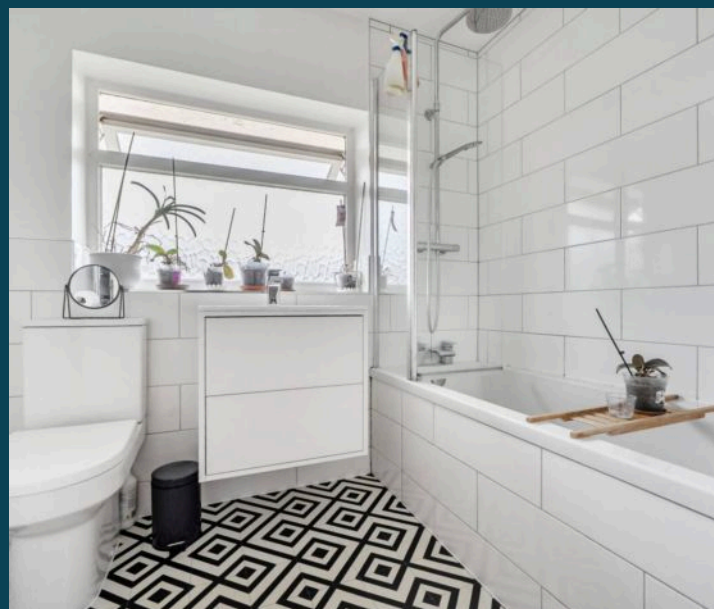
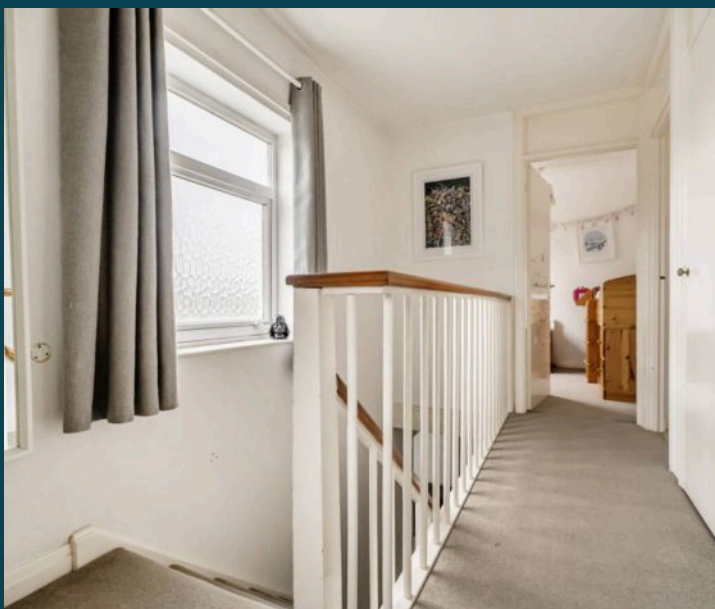
Material Information

Council Tax band C

Tenure: Freehold

EPC Energy Efficiency Rating D

EPC Environmental Impact Rating D





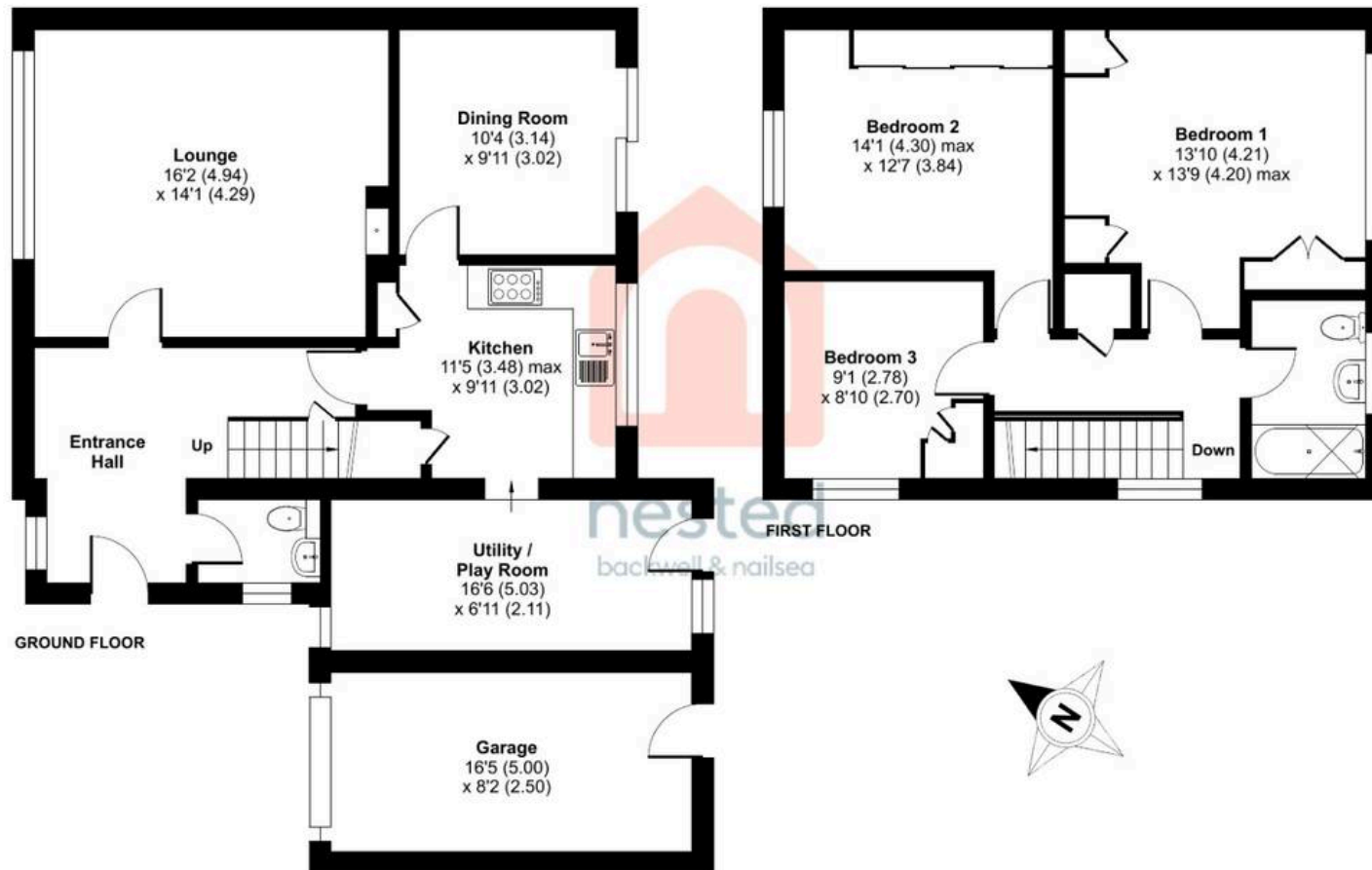
Mulberry Close, Backwell, Bristol, BS48

Approximate Area = 1282 sq ft / 119.1 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 1417 sq ft / 131.6 sq m

For identification only - Not to scale





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