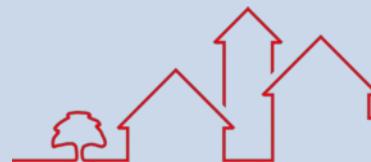




37 Karen Drive, Backwell

Guide Price **£625,000**



Parker's
Estate Agents & Property Lettings



37 Karen Drive

Backwell, Bristol

Presenting this impressive three-bedroom detached bungalow, situated in a highly desirable location and offering an exceptional standard of living throughout. Upon entering, you are welcomed into a bright and spacious hallway that provides access to the principal rooms of the home. The generously sized living room is a standout feature, offering ample space for both relaxing and entertaining, with large windows that allow natural light to flood the area and create a warm, inviting atmosphere.

The well-appointed kitchen is designed with both practicality and style in mind, featuring modern units, quality appliances, and plenty of storage and worktop space, making it ideal for family meals or hosting guests. Adjoining the kitchen is a versatile dining area, perfect for more formal gatherings or every-day use. The property benefits from three well-proportioned bedrooms, each thoughtfully designed to provide comfortable accommodation, with the master bedroom offering additional space for wardrobes or furnishings. A contemporary family bathroom, fitted with modern fixtures and a neutral décor, serves the bedrooms and adds to the overall appeal of the home. Additional features include a spacious double garage (providing secure parking or useful storage solutions) and a two-space driveway, ensuring ample off-road parking for residents and visitors alike.

37 Karen Drive

Backwell, Bristol

The house is presented in excellent decorative order, allowing prospective buyers to easily personalise the space to their own tastes. Located in a sought-after area, the property enjoys close proximity to reputable schools, local amenities, and convenient transport links, making it an ideal choice for families, professionals, or anyone seeking a well-connected yet peaceful setting.

Council Tax band: F

Tenure: Freehold

EPC energy efficiency rating: C



Hallway

21' 11" x 10' 10" (6.67m x 3.30m)

Kitchen/Diner

16' 5" x 12' 6" (5.00m x 3.82m)

Living Room

23' 2" x 12' 7" (7.05m x 3.84m)

Bedroom 1

12' 8" x 11' 4" (3.86m x 3.45m)

Bedroom 2

12' 8" x 8' 1" (3.85m x 2.46m)

Bedroom 3

12' 7" x 8' 2" (3.84m x 2.50m)

WC

6' 9" x 4' 5" (2.05m x 1.35m)

Bathroom

7' 6" x 8' 4" (2.28m x 2.54m)

Garage

18' 6" x 16' 2" (5.64m x 4.93m)





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.



Karen Drive, Backwell BS48 3JS

Approx. Gross Internal Area
1398.90 Sq.Ft - 130.0 Sq.M
(Total area includes garage)



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

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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.

