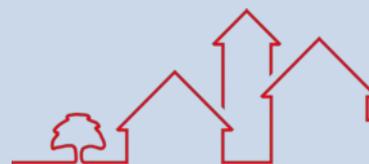




4 Slades Court, Backwell

Guide Price £475,000



Parker's

Estate Agents & Property Lettings



4 Slades Court

Backwell, Bristol

This beautifully presented three-bedroom detached house is situated in a highly sought-after position, offering well-balanced and versatile accommodation ideally suited to both families and professional purchasers.

The property is entered via an entrance hall, leading through to a spacious and light-filled sitting/dining room, perfectly arranged for both everyday living and entertaining. The kitchen is well appointed with quality integrated appliances and ample storage, complemented by a separate utility room and a convenient ground floor WC. To the rear, a heated conservatory provides valuable additional reception space, creating a comfortable environment throughout the year, ideal as a second sitting room, garden room or playroom.

To the first floor are three generously proportioned bedrooms, including an impressive principal suite benefitting from a walk-through wardrobe area and a contemporary en-suite shower room. The remaining bedrooms are well served by the family bathroom.

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Externally, the property further benefits from a private rear garden, offering a pleasant and secure space for outdoor dining and relaxation. A substantial garage provides excellent storage or secure parking, in addition to off-street parking to the front.

Situated within the catchment area for Backwell School, the property will be of particular interest to families seeking access to highly regarded local schooling. A range of nearby amenities, including shops, cafés and convenient transport links, are all within easy reach.

Combining its detached status, well-proportioned accommodation and desirable location, this superb home presents an exceptional opportunity for those seeking a ready-to-move-into property in a prime setting. Early viewing is highly recommended to fully appreciate all that is on offer.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Hallway

3' 9" x 3' 6" (1.15m x 1.06m)

Living Room

15' 2" x 9' 9" (4.62m x 2.98m)

Dining Area

7' 6" x 7' 1" (2.28m x 2.16m)

Kitchen/Breakfast Room

10' 8" x 9' 1" (3.26m x 2.78m)

Utility Area

5' 2" x 3' 3" (1.58m x 1.00m)

Wc

4' 6" x 3' 3" (1.38m x 0.98m)

Conservatory

11' 5" x 9' 4" (3.49m x 2.85m)

Landing

5' 3" x 6' 2" (1.59m x 1.89m)

Bedroom 1

10' 10" x 9' 10" (3.30m x 3.00m)

En-Suite

9' 1" x 8' 7" (2.78m x 2.62m)

Bedroom 2

9' 7" x 8' 8" (2.93m x 2.64m)

Bedroom 3

11' 8" x 6' 7" (3.55m x 2.00m)

Bathroom

6' 3" x 6' 2" (1.90m x 1.87m)

Garage

18' 4" x 8' 1" (5.60m x 2.47m)





Rear Garden

Front Garden

Off street

1 Parking Space

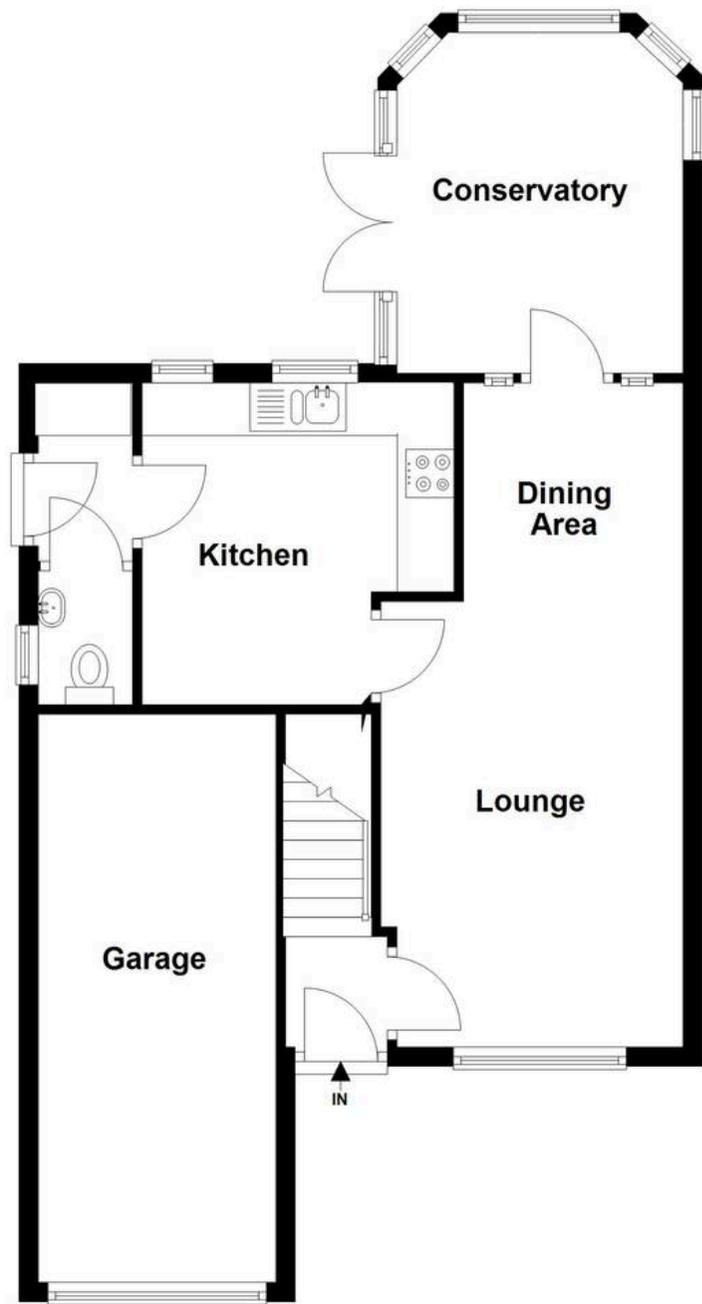
Backwell:

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.

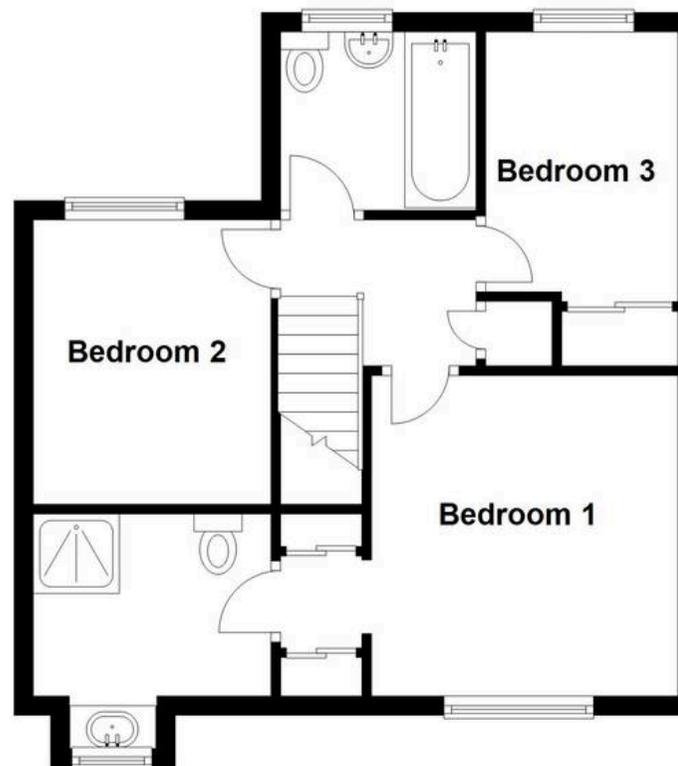




Ground Floor



First Floor





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.

