



15a St. Andrews Road, Backwell

Guide Price £475,000





15a St. Andrews Road

Backwell, Bristol

A modern three-bedroom detached home set within a cul-de-sac on St Andrews Road in Backwell.

To the front, there is off-street parking for two cars, an electric vehicle charging point, additional external power and side access to the rear garden.

The lounge sits at the front of the property, a comfortable space with new carpets, useful under-stairs storage, and double doors with glazed panels opening through to the kitchen, dining and family room.

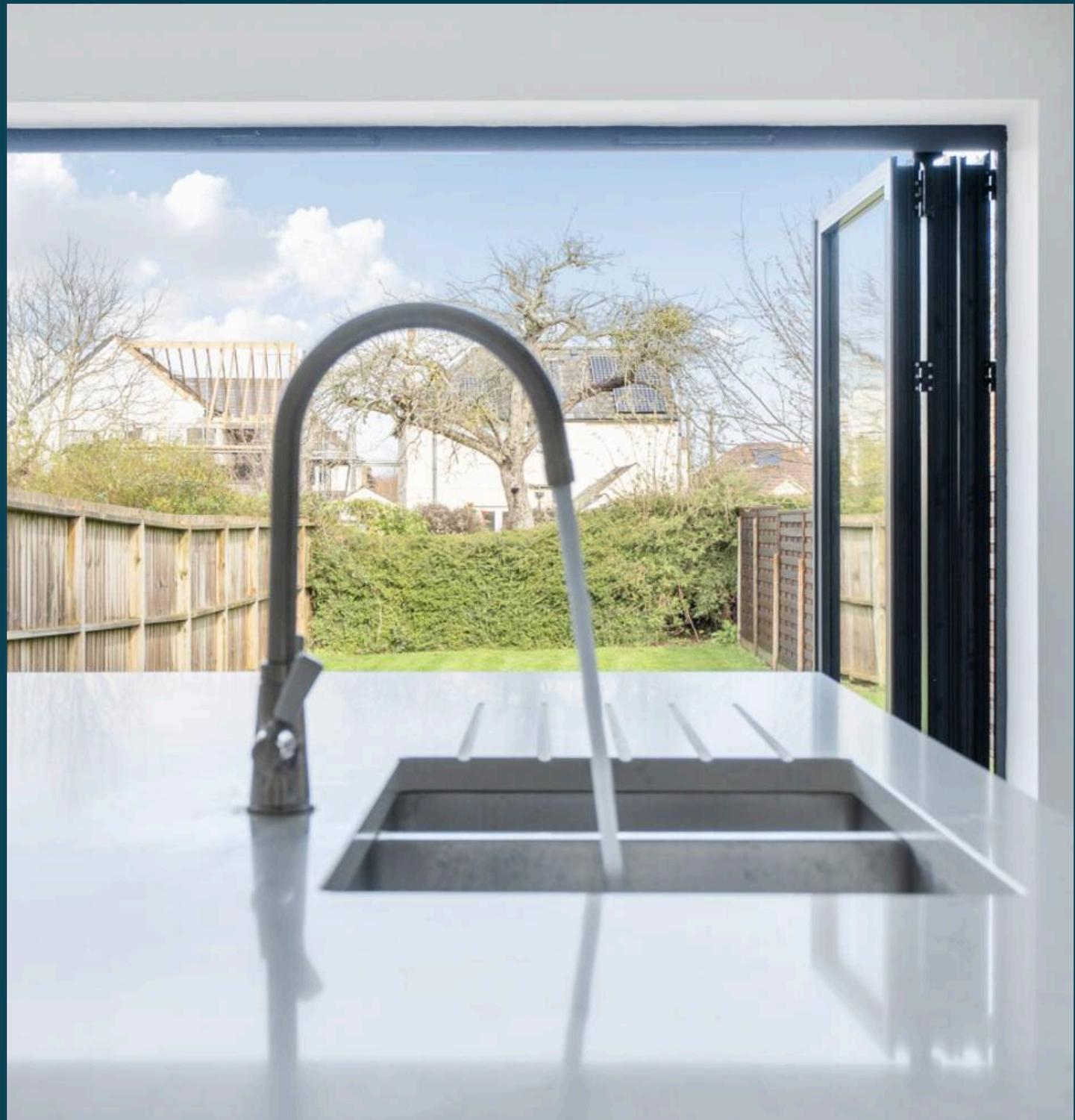
The layout works really well for modern living, offering a balance of separate space and open plan living that suits both day to day life and entertaining.



To the rear is the heart of the home, an impressive open plan kitchen, dining and family room.

This room is a real highlight of the home, with Karndean herringbone flooring, vaulted ceilings, Velux windows and bi-fold doors running across the rear of the room, bringing in plenty of natural light and creating a strong connection through to the garden.

The kitchen is well finished with a large island, quartz worktops, integrated Neff appliances and plenty of storage, making it a practical and sociable space.





Upstairs, the layout is simple and practical, making good use of the space available.

There are three bedrooms: two good-sized doubles and a single, all finished with new carpets and fitted blinds. There is also a useful storage cupboard on the landing. Large windows allow for plenty of natural light throughout.

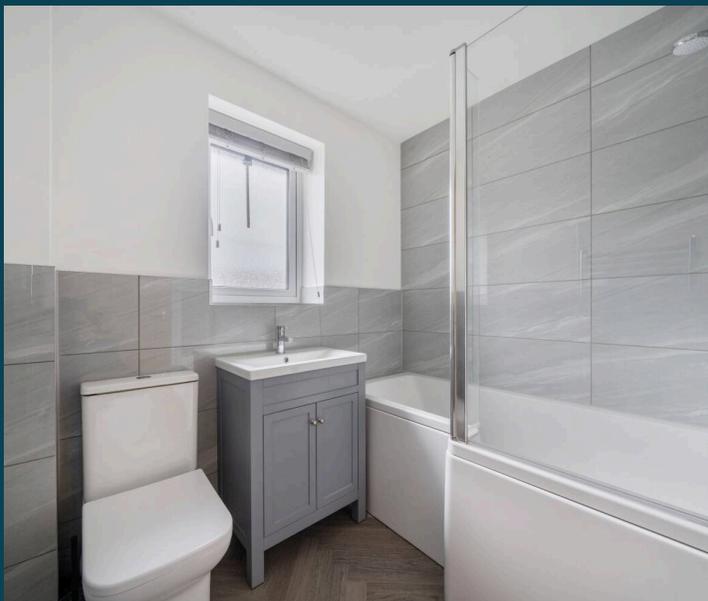
The family bathroom is fitted with a white suite, tiled walls and a shower over the bath.

Material Information

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B



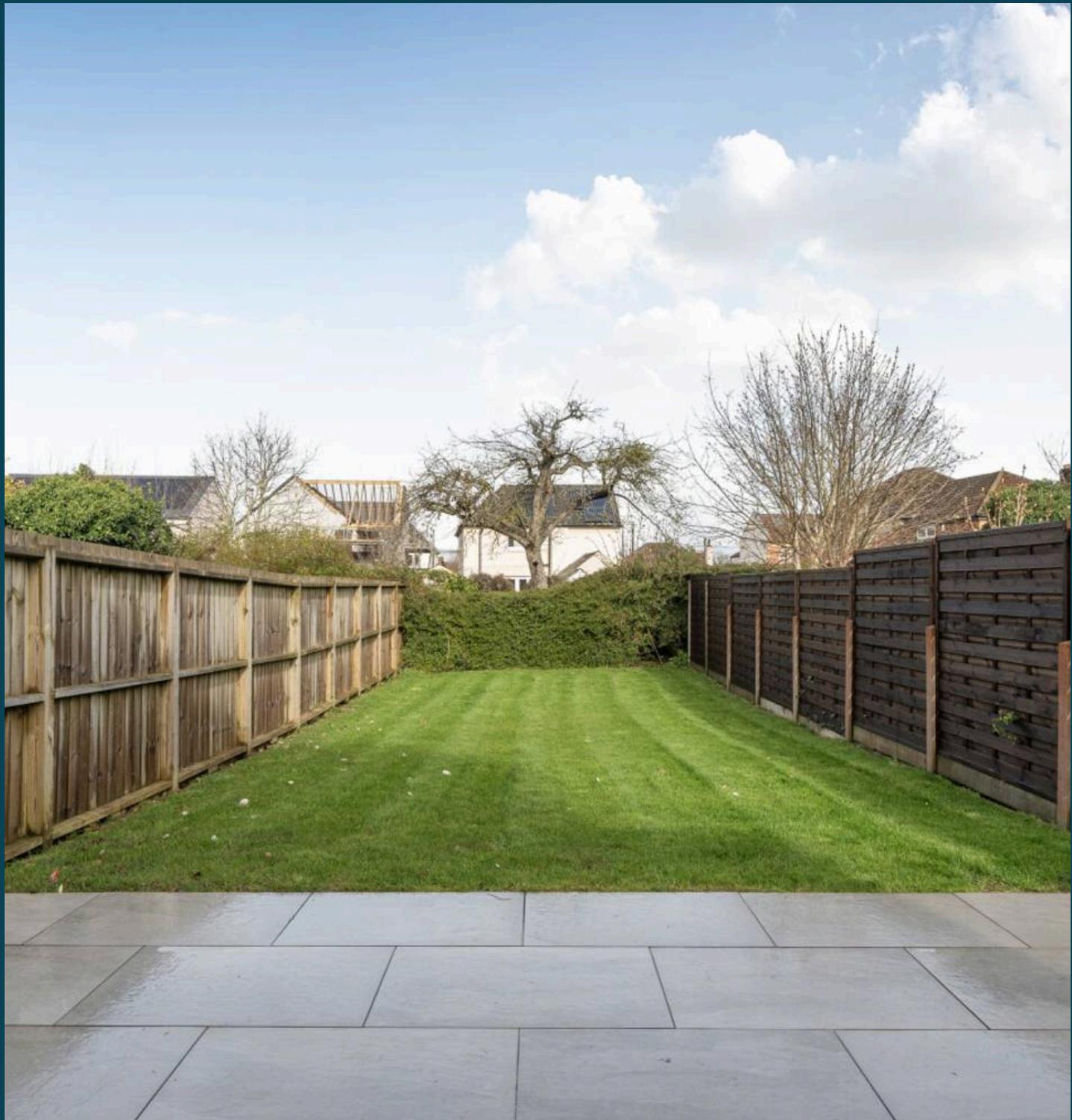
Outside space

The rear garden features a porcelain tiled patio directly off the kitchen, leading onto a level lawn, creating a great space for everyday living and entertaining.

The property is ready to move straight into, while still offering scope for a new owner to make it their own.

Further benefits include solar panels and an air source heat pump, forming part of a hybrid heating system, along with an energy rating of B, helping to keep running costs down.

St Andrews Road is a well-established and popular location in Backwell, within easy reach of local shops, schools and transport links. Offered with no onward chain.





Location

Backwell is a well regarded village in North Somerset, popular with families and buyers moving out of the city, as well as locals who value its strong sense of community.

The village combines rural surroundings with everyday convenience, offering well regarded schools, local shops, cafes and pubs, along with excellent transport links via Backwell and Nailsea train station, providing easy access to Bristol, the airport and surrounding areas.

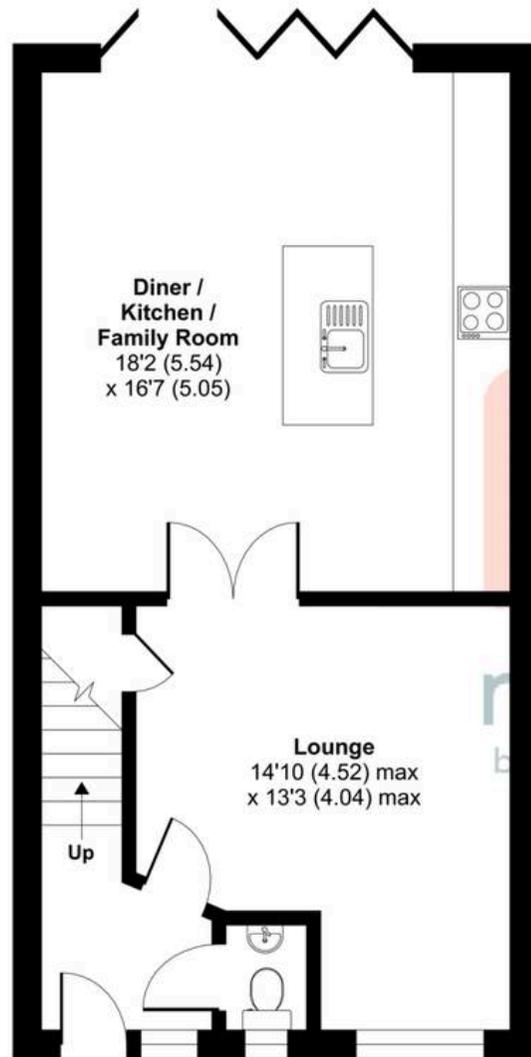
Nearby Nailsea further complements this with supermarkets, a shopping centre and additional amenities.

It's easy to see why Backwell remains such a popular choice for buyers looking for space, community and accessibility.

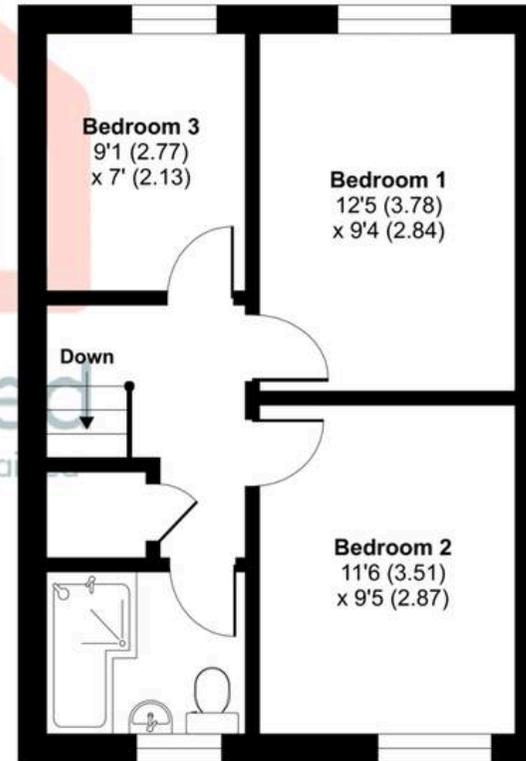
St. Andrews Road, Backwell, Bristol, BS48

Approximate Area = 956 sq ft / 88.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





Simon Russell @nested

01275 620 021 • simon.russell@nested.com • nested.com/