



Downside Road, Backwell, North Somerset, BS48 3EW |
Asking Price: £375,000 | Call us today on 01934 834446

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A beautifully presented detached bungalow offering well established generous gardens to both the front and rear. Situated in popular location with easy access to both Bristol City Centre and Bristol International Airport. This wonderful property offers an entrance hallway, two double bedrooms, modern fitted three piece bathroom, fantastic living room with French doors leading directly onto the gardens, open plan through to a well fitted kitchen/diner. Outside there is also a single garage and an additional store room/workshop. Properties in this location and condition are of a rare find. We strongly advise an internal inspection.

HALLWAY

UPVC double glazed entrance door, UPVC double glazed window to front, wooden flooring, wall light point(s), coving to ceiling, access to loft space with pull down ladder and fitted light connected, built-in storage cupboard, door to:

LOUNGE

3.84m (12' 7") x 4.09m (13' 5")

UPVC double glazed window to side, two full height uPVC double glazed window to rear, window to rear, radiator, wooden flooring, wall light point(s), coving to ceiling, decorative wall mounted living flame gas fire, uPVC double glazed French double doors to garden, open plan to:

KITCHEN/DINER

6.43m (21' 1") x 3.91m (12' 10") max
Fitted with a matching range of base and eye level units with round edged worktops, glazed display units, 1+1/2 bowl stainless steel sink unit with mixer tap with tiled surround, integrated fridge, freezer, dishwasher and washing machine, fitted eye level oven, built-in four ring electric hob with extractor hood over, UPVC double window to side, UPVC double glazed window to front, radiator, wooden flooring to dining area, wall light point(s), uPVC double glazed door to garden, uPVC double glazed door to side.

BEDROOM 1

3.51m (11' 6") x 3.84m (12' 7") max
UPVC double glazed window to side, uPVC double glazed window to front, radiator, coving to ceiling.

BEDROOM 2

2.69m (8' 10") x 3.51m (11' 6")
UPVC double glazed window to side, radiator, coving to ceiling.

BATHROOM

1.85m (6' 1") max x 2.39m (7' 10")
Fitted with three piece suite comprising panelled bath, vanity wash hand basin with cupboards under and tiled

surround and close coupled WC, heated towel rail, uPVC frosted double glazed window to front, vinyl flooring, coving to ceiling.

GARAGE

4.88m (16' 0") x 2.74m (9' 0")
With power and light connected, Up and over door, door to rear.

STORAGE ROOM

Double glazed window to side.

OUTSIDE

The front is laid to lawn with a long driveway providing parking for several vehicles leading to a garage, gated access to the side of the property. The generous rear gardens are laid to lawn with a pleasant paved sun patio providing ample seating areas, various shrubs and flower beds, a further timber decking seating area to the rear of the garden.



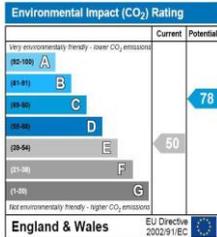
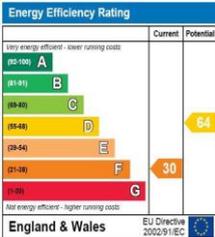
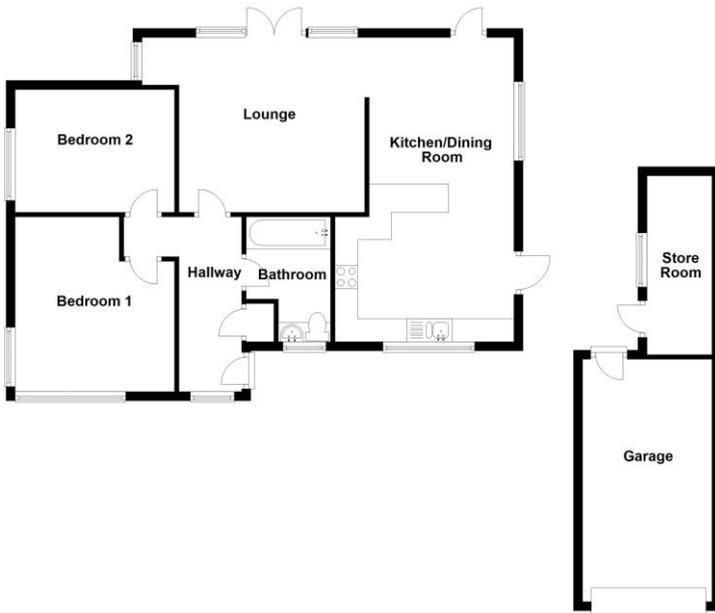
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Ground Floor



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

* DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. If you are under contract with another agent you may still be liable also to pay their fee.

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