

Parker's

Estate Agents & Property Lettings

A SUPERB EXAMPLE OF AN EXTENDED 1920'S DETACHED BUNGALOW ON A LARGE LEVEL, RAISED, SOUTHERLY FACING PLOT ON THE EVER-POPULAR STATION ROAD, BACKWELL. CLOSE TO ALL LOCAL AMENITIES, SCHOOLS AND THE MAINLINE TRAIN STATION AS WELL AS WITH EASY ACCESS TO OPEN COUNTRYSIDE.



**41 STATION ROAD
BACKWELL
NORTH SOMERSET
BS48 3LN**

£550,000

1-3 Station Road, Backwell, North Somerset, BS48 3NW

Telephone: 01275 463096

Email: sales@parkers-ea.co.uk

41 Station Road, Backwell, North Somerset, BS48 3LN

MAIN ACCOMMODATION

Entrance Hall, Lounge, Kitchen/Breakfast Room, Dining Room, Bedroom 1, Ensuite to bedroom 1, Bedroom 2, Ensuite to bedroom 2, Bedroom 3, Utility/Cloakroom, Rear Garden, Front garden, Driveway.

THE PROPERTY

A superb example of an extended 1920's detached bungalow on a large level, raised, southerly facing plot on the ever-popular Station Road, Backwell. Close to all local amenities, schools and the mainline train station as well as with easy access to open countryside. The property has tremendous scope for further extension subject, of course, to the necessary consents.



LOCATION - TO FIND

From our offices in Backwell, take Station Road towards Nailsea. Where the road bends at the entrance to Backwell Common (on your right), you will find the property immediately before the crossing, on the left hand side. Access is off the 1 way entry to Westfield Road.

ENTRANCE HALL

27' 7" x 3' 5" (8.40m x 1.04m)

Entry via a UPVC and obscure double glazed front door. Radiator. Doors to all principal rooms.

LOUNGE

14' 11" x 13' 0" (4.54m x 3.96m)

UPVC double glazed windows to both front and side elevations. Radiator.



KITCHEN/BREAKFAST ROOM

12' 11" x 11' 6" (3.93m x 3.50m)

Fitted with a range of white high-gloss wall and base units with granite effect roll edge laminate worktops and tiled splashbacks. Integrated oven, microwave and ceramic hob with stainless steel extractor over. Inset 1 1/2 bowl stainless steel sink and drainer with chrome monoblock mixer tap over. Breakfast bar. Radiator. Tile effect laminate flooring. UPVC double glazed window to side elevation. UPVC double glazed French doors to dining room extension.



DINING ROOM

10' 10" x 7' 4" (3.30m x 2.23m)

UPVC double glazed window to rear elevation. UPVC double glazed window to side elevation. UPVC obscure double glazed door to side elevation. Radiator. Tile effect laminate flooring.



BEDROOM 1

14' 8" x 12' 11" (4.47m x 3.93m)

UPVC double glazed window to front elevation. Radiator.



ENSUITE TO BEDROOM 1 **8' 10" x 7' 11" (2.69m x 2.41m)**

Fitted with a white suite comprising large double walk-in shower cubicle, pedestal wash hand basin and low level wc. UPVC double glazed window to front elevation. Wood effect laminate flooring. Chrome ladder towel rail. Part panelled walls.



BEDROOM 2 **12' 11" x 12' 3" (3.93m x 3.73m)**

UPVC double glazed window to side elevation. Radiator.



ENSUITE TO BEDROOM **2 0' 0" x 0' 0" (0.00m x 0.00m)**

Fitted with a white suite comprising panelled bath, shower cubicle with Triton T80si shower, low level wc and pedestal wash hand basin. UPVC double glazed window to rear elevation (at high level). Tile effect laminate flooring. Part tiled walls. Chrome ladder towel rail.



BEDROOM 3 **12' 11" x 7' 4" (3.93m x 2.23m)**

UPVC double glazed window to rear. Radiator.

UTILITY/CLOAKROOM **7' 5" x 5' 0" (2.26m x 1.52m)**

UPVC obscure double glazed window to rear elevation. Wall mounted Worcester Bosch gas central heating boiler. Low level wc and pedestal wash hand basin. Wood effect laminate flooring. Part tiled walls.

REAR GARDEN

South facing and mainly laid to lawn. Enclosed by timber fencing and with mature shrub borders. Decking area with balustrade. Block paved patio. Timber shed.



Front garden

Enclosed by timber fencing and mainly laid to lawn. Timber gate from Station Road. Block paved pathways. Timber gate to driveway.

Driveway

Tarmac driveway (accessed off Westfield Road) with parking for 3/4 cars.

NOTE

Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





P273 Printed by Ravensworth Digital 0870 112 5306

These particulars are intended as a general guide and all measurements are approximate. The mention of any part/parts of the property or equipment does not suggest that these have been surveyed or tested and no warranty can be given. Viewers are recommended to seek their own advice. Please check with the agents any matters deemed to be of significant importance. All negotiations regarding this property to be conducted through the agents.