



debbie fortune
ESTATE AGENTS



7 Kellways

Backwell



7 Kellways, Backwell, Bristol, BS48 3BU £650,000 (guide price)

- Fantastic, detached family home in Backwell
- Discrete tucked away location
- Walking distance of amenities and local schools
- Four well-appointed bedrooms (master en-suite)
- Double garage and ample off-street parking
- Pretty enclosed south facing garden

Handsome four-bedroom detached family home situated in the ever-popular village of Backwell.

SITUATION

Backwell is a suburban village southwest of Bristol, on the A370 to Weston-super-Mare. It includes the hamlets of Backwell Common, Backwell Green and Farleigh. Nearby are Nailsea, Flax Bourton, Yatton, Brockley and Barrow Gurney. Backwell Lake is next to the road between Nailsea and Backwell and is just north of the railway station. The village has a long history, appearing in the Domesday Book in 1086 with the name 'Bacoile' meaning 'The well back on the hill'. The well is still in existence. Many residents of Backwell commute daily to Bristol by car via the A370, bus or train - the railway station has a direct service to London. Backwell is close to the M5 motorway and Bristol International Airport at Lulsgate is 3 miles (4.8 km) away by road. The airport serves both domestic and international routes and is one of EasyJet's hub airports. Backwell has excellent infant, junior and secondary schools; West Leigh Infant School, Backwell Church of England Junior School and Backwell Secondary school are currently OFSTED rated 'outstanding', also secondary school Backwell School, consistently features high in the league tables for GCSE results and is recognised as one of the best state schools in North Somerset.

DIRECTIONS

Approaching Backwell from the direction of Bristol, at the centre of Backwell at the main traffic lights proceed towards Congresbury/Brockley on the main A370 towards Weston for half a mile. Take the left-hand turning after The Rising Sun into Kellways, go left at the fork and the property is the second on the left.



DESCRIPTION

This four-bedroom detached house is a perfect family home, situated in the ever-popular village of Backwell, it occupies a discrete tucked away position in a much sought-after cul-de-sac. Within walking distance, you will find many local amenities that Backwell has to offer, including popular local pubs, hairdresser, doctor and train station and superb country walks.

To the front of the house is a generous area of off-street parking with access to an integral double garage. Entering the house there is an attractive inner hallway with stairs rising to the first floor and a handy ground floor cloakroom. To the right is a superb dual aspect 20' sitting room, with feature gas fireplace and double sliding doors out into the beautiful rear garden. There is a separate south facing dining room and contemporary high gloss fitted kitchen with built in oven and microwave, dishwasher and additional utility area with door leading into a huge double garage, perfect position if you're looking to extend the living space. On the ground floor you will also find a study/home office perfect for those who work from home.

The first floor boasts four good size bedrooms with the master having a contemporary en-suite shower room, complete with shower cubicle, white vanity unit with built in sink. The main bathroom is also of a good size and features a full suite with a shower over the bath, sink and W.C.

Outside you'll find a beautiful enclosed rear garden with wooden fence panels and lovely grassed lawn along with a variety of plants and mature shrubs, there is also a vegetable garden with fruit and veg. The garden shed is an additional bonus, a place to store all those gardening essentials with double garage and parking to the front this property ticks all the boxes needed for a modern-day family.

PROPERTY INFORMATION

Tenure - Freehold

Council tax band - F

EPC rating - D



Our vendor says... We've loved living here as it's quiet with lovely neighbours but also close to all village amenities. Now it's time for another family to enjoy this lovely home.

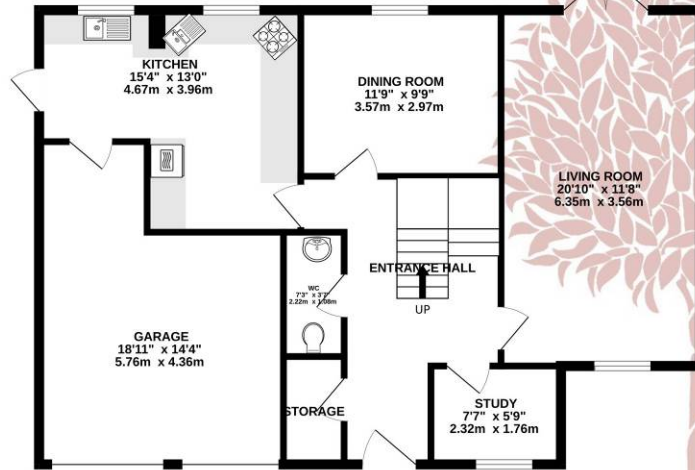
We have noticed... Perfect location for any family looking to move to Backwell, with local schools just a walk away and open countryside right on your doorstep! Competitively priced it is a must-see opportunity.



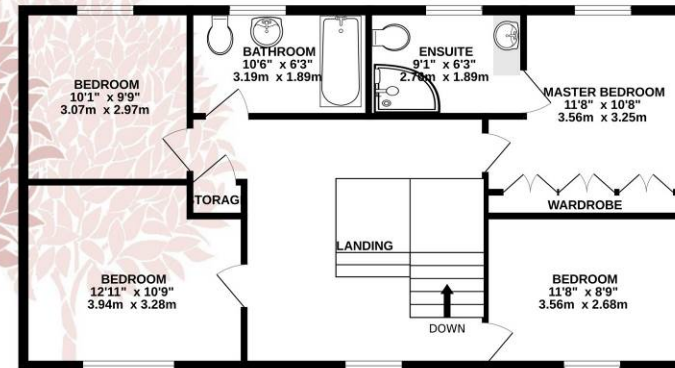


Floorplan

GROUND FLOOR
981 sq.ft. (91.2 sq.m.) approx.



1ST FLOOR
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 1788 sq.ft. (166.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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