



4 Robinson Way, Backwell, BS48 3BP
£635,000 Freehold

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- Sought after cul de sac
- Spacious detached home
- Lovely reception/dining room
- Kitchen/breakfast room
- Three bedrooms
- Ensuite shower to main bedroom
- Further family bathroom
- Separate utility room
- Lovely front and rear gardens
- Double garage and parking

A very spacious three bedroom detached bungalow set within a small cul de sac within the popular village of Backwell. The property has double glazing throughout, a wonderful open plan reception/diner and an ensuite to the main bedroom. The gardens are an absolute delight and give access to the separate utility and storage rooms. There is a double garage with an electric up and over door and parking for two cars in front. The property sits towards the western edge of the sought after village of Backwell, close to open countryside but still within very easy reach of the village centre amenities, the infant school and the mainline railway station/bus stops. The outstanding junior school and Backwell School are also within easy walking





On arrival at this property you are greeted with a pretty front garden, off street parking for two cars and a path leading to the front door. Once inside you will find yourself in an enclosed entrance lobby with a further door to the very spacious entrance hall which has doors to most of the rooms. The main reception/dining room is a great size with plenty of natural light from the large window facing the front and the French doors to the rear. There is an electric flame effect fire and in the dining area there is a serving hatch through to the kitchen. The kitchen/breakfast room has a range of base and eye level units, a corner display and a glass fronted unit. The kitchen has ample counter top work surfaces and there is a built in electric hob with oven under and extractor fan over, There is space for a slim line dishwasher and for an upright fridge/freezer. The kitchen has a window with a pleasant view of the rear garden and a door to the rear. From the entrance hall there are doors to all the bedrooms and access to the loft space. The main bedroom is to the rear and has built in wardrobes, lovely views over the garden and a door to the ensuite shower room. The second bedroom overlooks the front garden and has a built in cupboard. The third bedroom is a good size single bedroom and has views to the front. The family bathroom is located to the rear and comprises of a three piece suit including a panel enclosed bath with electric shower over, a wash hand basin and a low level wc, there is also a frosted window to the rear. Outside to the rear there is a very well stocked garden which has a walled rear with fences to the side. The garden is lovely with an assortment of well manicured bushes and shrubs, a lawned area, pond and a good sized patio/seating area for alfresco dining during the summer months. From the garden there is a door to a garden storage room and a further door to a separate utility room, this room has a butler style sink, gas boiler, space and plumbing for a washing machine and space for a tumble dryer. There is further space for another upright fridge/freezer if desired and a window to the side. To the left hand side of the garden there is gated access to the front and a personal door to the double garage which has power, light and an electric up and over door. This property is being sold with NO ONWARD CHAIN.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	