



**Karen Close, Backwell, Bristol, BS48**

Approximate Area = 2036 sq ft / 189.1 sq m  
 Garage = 312 sq ft / 28.9 sq m  
 Total = 2348 sq ft / 218.1 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		66	81
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © rics.com 2022. Produced for Andrews Estate Agents. REF: 1061808



This well presented executive home, of excellent proportions, enjoys a delightful position in this fabulous Cul de Sac on the South Western edge of the village, comprising of executive homes, bungalows and green open spaces. Sitting on generous plot with an expansive lawned frontage and landscaped, mature, private rear gardens, the flexible accommodation comprises; Entrance Porch and welcoming Reception Hall, dual aspect Sitting Room and Dining Room, Study/Playroom, Kitchen and Utility Room. On first floor there is a magnificent, dual aspect feature Landing with far reaching views to the front, a Principle Suite with Dressing Room and En Suite Shower Room, three further Double Bedrooms and family Bathroom. Externally, the large Tarmac driveway is ideal for multiple car families or those with caravan/camper home. The detached double garage



## ROOM DESCRIPTIONS

**Entrance Porch**  
Entered via UPVC double glazed door with matching side panel. Parquet wood block flooring, radiator and glazed door with side panel to Reception Hall.

**Reception Hall**  
Stunning parquet wood block flooring. Stairs rising to first floor accommodation with useful storage cupboard below. Doors to; Cloakroom, Sitting Room, Dining Room, Study/Playroom and Kitchen.

**Cloakroom**  
Partially tiled and fitted with a white suite comprising; low level W.C. and pedestal wash hand basin. Radiator, extractor and tiled floor.

**Sitting Room**  
20' 5" x 12' 11" (6.22m x 3.94m)  
Glorious dual aspect room with UPVC double glazed windows to front and side allowing light and lovely far reaching views. Parquet wood block flooring and radiator. Double doors to Study/Playroom.

**Playroom/Study**  
16' 3" x 12' 9" (4.95m x 3.89m)  
A spacious reception room offering a variety of uses. Parquet wood block flooring and radiator. UPVC double glazed window and door to rear.

**Dining Room**  
14' 4" x 9' 10" (4.37m x 3.00m)  
Dual aspect room with UPVC double glazed windows to front and with views towards woodland. Radiator and parquet wood block flooring.

**Kitchen**  
14' 11" x 8' 1" (4.55m x 2.46m)  
Fitted with a range of wall and base units with roll edge work surfaces over. Inset stainless steel sink and drainer with mixer tap, tiled splash backs and pelmet lighting. Fitted with inset range cooker, stainless steel splashback and extractor. Spaces for fridge/freezer and dishwasher. Radiator and vinyl flooring. UPVC double glazed windows to side and rear. Door to Utility Room.

**Utility Room**  
12' 4" x 11' 8" max (3.76m x 3.56m max)  
Fitted with a range of wall and base units with roll edge work surfaces. Inset stainless steel sink and mixer tap with tiled splash backs. Spaces for washing machine and tumble dryer. Useful walk in storage cupboard, radiator and vinyl flooring. UPVC double glazed window and door to rear.

**Feature Landing**  
A true feature of this very desirable home, a dual aspect landing with full height UPVC double glazed windows to front and rear. Loft access with ladders. Airing cupboard. Doors to all Bedrooms and Family Bathroom.

**Principle Bedroom**  
14' 5" x 9' 10" (4.39m x 3.00m)  
Fitted with a range of wardrobes. Radiator UPVC double glazed window to front. Door to Dressing Room.

**Dressing Room**  
8' 0" x 4' 10" to wardrobe fronts (2.44m x 1.47m to wardrobe fronts)  
A range of fitted wardrobes and vanity unit. radiator and UPVC double glazed window to side.

**En Suite Shower Room**  
7' 11" x 7' 10" (2.41m x 2.39m)  
Tiled and fitted with a white suite comprising; large walk in shower with thermostatically controlled 'rainfall and hand held' showers, pedestal wash hand basin and low level W.C. Heated towel rail, tiled floor and UPVC double glaze window to side.

**Bedroom 2**  
10' 11" to wardrobe fronts x 9' 10" (3.33m to wardrobe fronts x 3.00m)  
Fitted wardrobes. Radiator and UPVC double glazed window to front.

**Bedroom 3**  
13' 0" x 9' 3" (3.96m x 2.82m)  
Built in storage cupboard. Radiator and UPVC double glazed window to side.

**Bedroom 4**  
12' 0" x 11' 7" wardrobe fronts (3.66m x 3.53m wardrobe fronts)  
Fitted wardrobes. Radiator and UPVC double glazed window to rear.

**Family Bathroom**  
8' 6" x 7' 0" (2.59m x 2.13m)  
Tiled and fitted with a white suite comprising; panelled bath with electric shower over, pedestal wash hand basin and low level W.C. Heated towel rail and radiator. Tiled floor and UPVC double glazed window to rear.

**Front Garden**  
A large traditional frontage with is laid to lawn.

**Driveway & Detached Double Garage**  
A large expanse of Tarmac driveway which lead to the Garage and extends to the side and rear, providing ample driveway parking. The detached double Garage is access via two roller doors to the front and a pedestrian door to the side. One side is currently converted to a workshop. Power Connected.

**Rear Garden**  
Enclosed by timber panel fencing and natural hedging with access to the front from both sides. This delightful garden enjoys a good deal of space and privacy and comprises; a well kept, shaped level lawn, a large paved patio edged with well stocked beds, gravel and decked seating areas. The whole garden is filled with an abundance of mature plants offering an array of colour. A shed, outside tap and light.

**Tenure & Council Tax Band**  
Tenure - Freehold  
Council Tax Band - G

