

**HUNTER
LEAHY**
YOUR PROPERTY EXPERTS

31 Farleigh Road, Backwell, North Somerset. BS48 3PB

£1,145,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Extended in 2020 and signed off when the Kutchenhaus Kitchen was fitted in December 2022, this unique and immaculate home needs to be viewed to be truly appreciated. Positioned in the heart of this popular village, renowned for its well performing schools, quality housing stock and commutability, this wonderful home is perfectly placed to take advantage of all these attributes. Finished to an exacting standard with quality, high end fixtures and numerous luxurious features, the spacious, contemporary home offers sumptuous and versatile living in a delightful, accessible setting. Sitting in landscaped gardens, the property benefits from a detached garage and a detached home office/gym as well as the beautifully appointed internal accommodation which briefly comprises; Grand Reception Hall with vaulted ceiling, bespoke cut string staircase and floor to ceiling windows giving access to the Study, Self Contained Annexe, Cloakroom, Utility Room and stunning Kitchen/Dining/Family Room which leads to the Sitting Room. Upstairs, the Principal Suite has a fabulous Dressing Room and En Suite Shower Room, two Further double Bedrooms and sumptuous four piece Bathroom. The property further benefits; Kutchenhaus kitchen with Calcutta gold Quartz work surfaces, Neff appliances and Quooker tap, Karndean Art Select range flooring throughout, 10 kilowatt double sided woodburner, Lightwave RF Smart Lighting System, underfloor heating and automatic lights in all Bathrooms, Nest Thermostat, smoke alarms and doorbell.

FEATURES

- No Onward Chain
- Build complete in 2022
- Luxuriously Appointed Kitchen and Bathrooms
- Over 2700 Square Feet Of Light Airy Accommodation
- Glorious Central Village Location
- Well Placed For Access to Schools, Shops, Bus Routes and the Mainline Train Station
- Self Contained Annexe or Airbnb Apartment
- Detached Garage & Studio/Home Office/Gym



ROOM DESCRIPTIONS

Reception Hall

Entered via aluminium door with glazed panel to side. Vaulted ceiling with Velux skylights allow natural light to flow. Bespoke cut string Oak staircase rises to first floor accommodation. A composite, sound proof fire door to the Annexe and Oak finished doors to the remaining rooms.

Study

10' 6" x 8' 8" (3.20m x 2.64m)

Radiator. UPVC double glazed window with fitted blinds to side and front aspects.

Self- contained Annex

13' 1" x 10' 4" (3.99m x 3.15m)

Kitchen Area

Entered via a fire proof and sound proof composite door, the kitchen area is fitted with a range of wall and base units with square edge worksurfaces, upstands and splashback over. Built in microwave oven and two ring induction hob.

Bedroom Area

Fitted dressing table/desk. Electric panel heater and UPVC double glazed window to side. Composite door to driveway. Door to En Suite Shower Room.

En Suite Shower Room

Tiled and fitted with shower enclosure with thermostatically controlled rainfall shower, vanity unit with inset basin and concealed cistern low level W.C.. Tiled floor and UPVC double glazed window to side.

Cloakroom

Fitted with a white suite comprising: vanity unit with mounted basin with mixer taps and concealed cistern low level W.C inset spot lighting and heated towel rail. Karndean flooring and feature mirrored wall.

Laundry Cupboard

Wall mounted "Worcester" combi boiler. Space and plumbing for washing machine and tumble dryer. Automatic lighting.

Utility Room

Fitted with a range of wall and base units Calcutta gold quartz work surfaces and feature lighting. Underhung sink with mixer tap. Full height double storage cupboard. Radiator and drying rack. UPVC double glazed window to rear and UPVC double glazed door to side.

Kitchen

20' 1" x 15' 2" (6.12m x 4.62m)

This luxuriously appointed kitchen is certainly the heart of this fabulous home with sociable and functional central island with underhung sink and mixer tap and feature lighting over. An extensive range of wall, base, larder units and drawers with Calcutta gold Quartz surfaces and an array of integrated appliances. The dining area enjoys the benefits of the double sided wood burner UPVC double glazed French doors which open on to the Porcelain patio.

Sitting Room

15' 2" x 13' 3" (4.62m x 4.04m)

Featured panelled wall. Double sided woodburner. Karndean flooring and UPVC double glazed bay window to side.

Family Room with Vaulted Ceiling

23' 1" x 10' 1" (7.04m x 3.07m)

A superb room with UPVC double glazed windows to side and rear aspects with French doors opening on to the patio. Radiator and Karndean flooring.

Galleried Landing

Vaulted ceiling, floor to ceiling UPVC double glazed window to the front aspect and Velux skylight. Doors to; airing cupboard, all Bedrooms and Family Bathroom.

Principal Suite

16' 3" x 11' 3" (4.95m x 3.43m)

Radiator. UPVC double glazed windows with fitted blinds to side and rear aspects. Opening to Dressing Area.

Dressing Area

Fitted with a comprehensive range of wardrobes and dressing table. Radiator and glazed atrium. Door to En Suite Shower Room.

En Suite Shower Room

Tiled and fitted with a white suite comprising: large walk in shower unit with thermostatically controlled shower, vanity unit with inset basin and concealed cistern low level W.C. Heated towel rail, heated towel rail and extractor. UPVC double glazed window.

Bedroom Two

16' 6" x 10' 1" (5.03m x 3.07m)

Radiator. Inset spot light and wall lights. Dual aspect with full height UPVC double glazed picture window to side and window to rear.

Bedroom Three

11' 1" x 9' 2" (3.38m x 2.79m)

Radiator. Ceiling and wall lights. UPVC double glazed windows to side and rear.

Bathroom

A lavish four piece bathroom with contemporary tiles to walls and fitted with a white suite comprising: double ended bath with mixer tap and shower attachment, shower enclosure with thermostatically controlled rainfall shower, vanity unit with inset stone resin basin with mixer tap and concealed cistern low level W.C.. Vaulted ceiling, inset lighting, extractor. karndean flooring, heated towel rail and UPVC double window.

Rear Garden

Fully enclosed and landscaped for ease of maintenance, with areas comprising: raised porcelain patio, lower Porcelain patio, lush lawns edged with Oak sleepers, ornamental gravel pathway, sunken seating area and fire pit, wood store, a variety of shrubs and a Plum tree. Outside tap and external lighting.

Studio

UPVC double glazed French doors to garden. Three UPVC double glazed windows. Lighting and power connected.

Garage

Up and over roller door to front. UPVC double glazed window and pedestrian door. Lighting and power connected.

Front Garden

Enclosed by natural hedging and planted with a variety of shrubs, there is a pathway leading decked area and front door. The tarmac driveway runs the length of the property and beyond to the detached double garage at the rear. The driveway also allow independent access to the Annexe.

Tenure & Council Tax Band

Tenure: Freehold

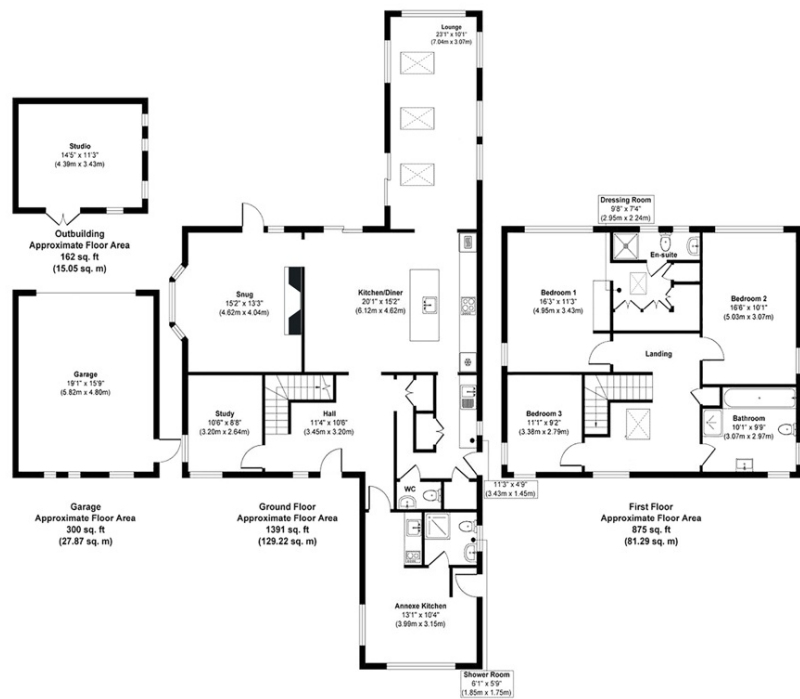
Council Tax Band: F







FLOORPLAN & EPC



Illustrations are for reference purposes only, measurements are approximate, not to scale.

