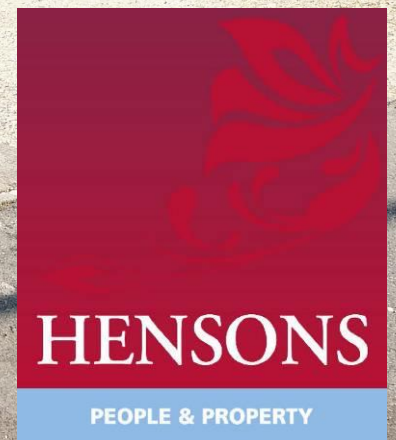




A spacious three-bedroom home with parking and a private, sunny garden, located in an established residential area within easy reach of the excellent infant school and amenities in Backwell. Available with no onward chain.



39 Moofields Road, Backwell, North Somerset. BS48 3NX

£289,950 - Freehold

A comfortable 3 bedroom family home offering the advantage of driveway parking, a secluded south-westerly facing rear garden, and well-designed gas centrally heated accommodation.

The layout of this light and airy terraced home includes a porch opening into a traditional reception hall with a cloakroom off. There is a generous kitchen with a full range of wall and floor cupboards, an integrated fridge, built-in oven-grill, an inset hob, and a more open outlook to the front.

The living room is of excellent proportions with patio doors leading to the garden, and a ground floor study also opens onto the garden.

The first-floor accommodation is well balanced, featuring a family bathroom and three bedrooms—comprising two ample double rooms and a good-sized single bedroom. There is excellent built-in storage, including a walk-in cupboard off the landing, a further built-in linen cupboard, and fitted wardrobes in Bedroom 1.

A driveway at the front provides parking, while the rear garden has been designed for ease of maintenance, being mostly gravelled with a selection of mature trees and shrubs. These enhance privacy while allowing a sunny south-westerly outlook.

There is space at the bottom of the garden for a garden shed, and a gate allows access to a path that returns to the front of the property past the neighbouring house.

The Village:

Backwell is one of the most sought-after villages in North Somerset. This location is close to parkland, a nursery, and an excellent infant school, along with a local shop and the station. The outstanding junior school and Backwell School are also within easy walking distance. This particular setting was originally chosen by the local authority when building the properties here due to its convenient access to village amenities. It is within walking distance of nearby Nailsea, with the town centre—including Waitrose and Tesco supermarkets—only about 1.5 miles away.

Other amenities in Backwell include a range of local shops, two pubs, a village club, a tennis club, a football club, a gym, and a swimming pool. Backwell is also well placed for access to Bristol, just 8 miles away, and easily accessible by car, bus, train or bicycle via the Sustrans National Cycle Network.

Junctions 19 and 20 of the M5 provide easy access to the national motorway network, and longer-distance commuting is convenient via the mainline rail connection, with direct services to Bristol and beyond to Bath and London Paddington (approximately 120 minutes).



Energy Performance:

The Energy Performance of the property has been assessed at Band D-58

Construction:

We understand that the house is traditionally constructed.

Services and Outgoings:

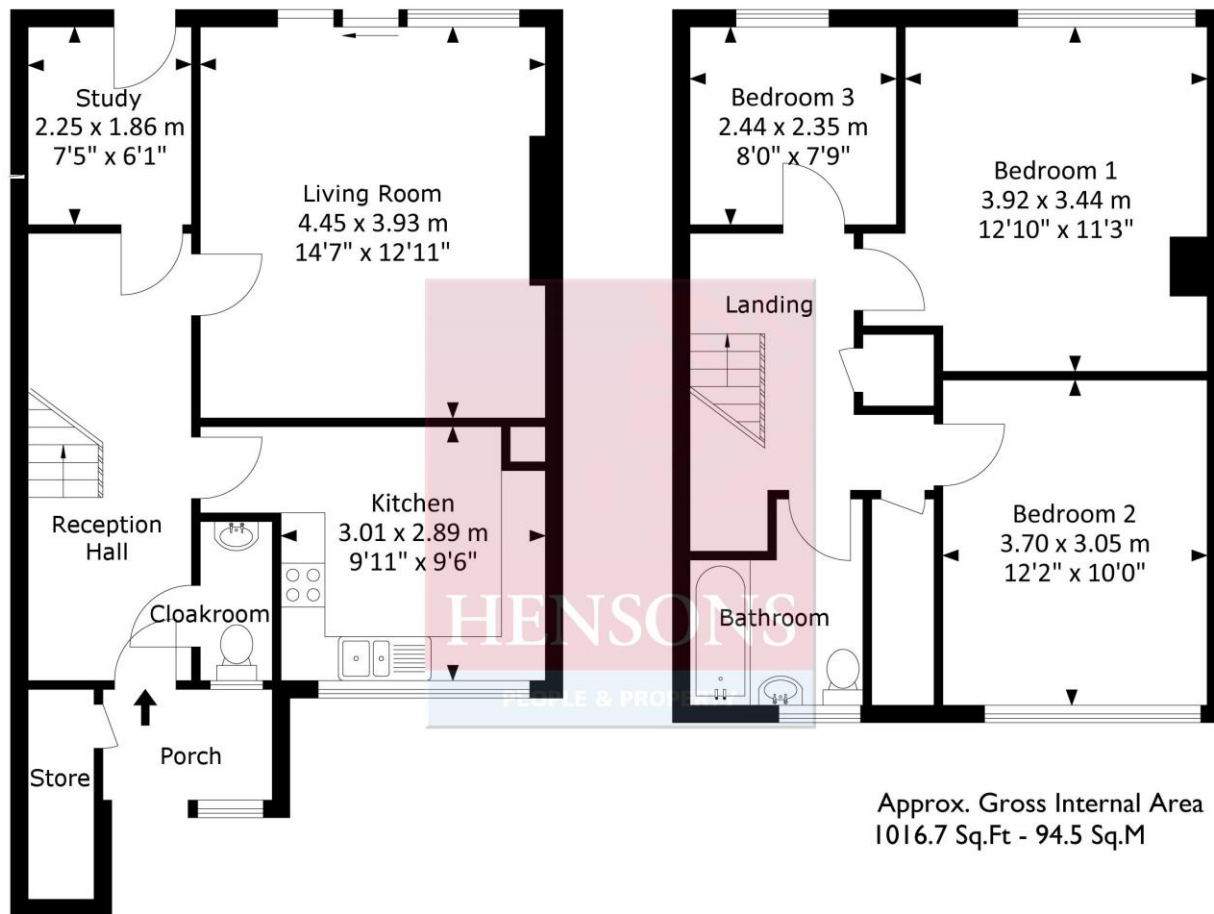
Mains water, gas electricity and drainage are connected. Gas fired central heating through radiators. High speed broadband is available in Moorfield Road. uPVC Double glazing. Council Tax Band B.

VIEWING:

By appointment with the Sole Agents: Hensons, telephone 01275 810030.

The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or even connected. A buyer is advised to obtain verification from their solicitor or surveyor. The particulars are provided subject to contract and include floor plans that can only give a general indication of the layout of the property. Aerial photographs are for identification purposes and general guidance only and do not accurately depict boundaries, accuracy is not guaranteed and should not be relied on for any purpose. All measurements are approximate and may be rounded up or down when converted between imperial measurements and metric measurements. All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the sellers' conveyancer's or solicitors as a sale proceeds. Any reference to planning consent and land areas are only opinion or estimate or, where mentioned based on information provided by the sellers. Where potential for development, improvement or extension is mentioned, no guarantee of a favourable planning consent is given, and no detailed exploration of supposed potential has been undertaken unless otherwise expressly stated as having been carried out by Hensons rather than the seller or their architect or town and country planning advisors. For further information about planning consent requirements and possibilities, we recommend that an appointment is arranged to meet with our fully qualified planning consultant (there may be a charge for that service). These draft particulars do not form part of any contract and no warranty is given neither do they form part of any offer made by the agents or the seller. © Hensons 2025





Ground Floor

First Floor

