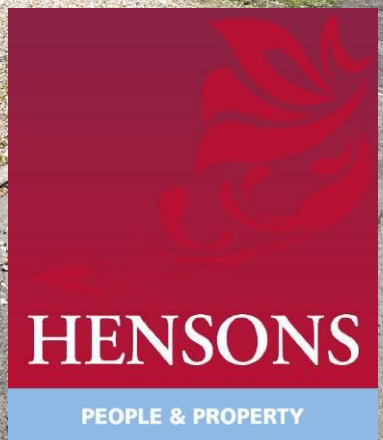




14 Karen Close,
Backwell,
North Somerset. BS48 3JE



Offers in the region of £699,950

Freehold

A beautifully modernised 3–4 bedroom, 3 reception room high specification detached bungalow of distinction, situated in a desirable, broad close with a private south-westerly facing rear garden and particularly appealing accommodation.

Karen Close offers an outstanding setting, comprising an impressive collection of bungalows alongside a few substantial family homes. There is a real sense of space and tranquillity, far removed from any through traffic or planned new development. This particular property occupies a prime position within the close, enjoying superb privacy.

The layout of the accommodation is especially attractive, featuring a large, airy living room and a kitchen/breakfast room that take full advantage of the rear aspect. A separate dining room connects these spaces, while the well-proportioned bedrooms, bathroom, and en suite are thoughtfully positioned away from the main living areas via an inner hall.

Additionally, a study or fourth bedroom and a cloakroom are located off the reception hall.

In recent years, the property has been comprehensively updated and improved. These alterations have been carried out to a high standard with great attention to detail. The central heating system has been replaced; the bathrooms, now with underfloor heating, have been renewed; and the kitchen/breakfast room and adjoining utility room have been completely redesigned.

Karen Close lies towards the southern edge of Backwell, close to open countryside and woodland. The village centre—with its excellent selection of shops, GP and dental surgeries—is just over a 10-minute walk away.

For commuters, there are excellent road links to the City of Bristol, just 8 miles away. Junctions 19 and 20 of the M5 provide easy access to the national motorway network, while the village's mainline railway station offers direct services to Filton Abbey Wood, Bath, and London Paddington (approximately 1 hour 45 minutes).



The Accommodation:

The property is approached via a generous driveway with recessed lighting, offering ample parking. A courtyard to the side of the garage shelters the front door, which opens into the hall. The central formal dining room is a spacious and attractive feature, bathed in natural light and offering an outlook through the living room to the garden beyond.

The living room enjoys views over the private, south-westerly facing rear garden and towards the wooded hillsides in the distance. A part-vaulted ceiling adds character to the space, and a contemporary remote controlled gas fired 'wood-burning stove' sits on a slate hearth.



The superb kitchen/diner has been fully refurbished in recent years, creating a bright, open-plan hub of the home. With a triple aspect and patio doors leading to the garden, it enjoys an open outlook. The kitchen is equipped with an excellent range of contemporary Shaker-style wall and base units, quartz work surfaces, and a range of integrated appliances including an induction hob with cooker hood above, an eye-level oven and matching combination microwave, an integrated fridge-freezer, and a dishwasher.

The adjoining utility room has also been refurbished to match the kitchen and includes additional built-in storage cupboards. A door from here also provides access to the outside.

Returning to the hall, the living accommodation benefits from a well-proportioned study and a cloakroom.





The inner hall includes useful built-in storage and leads to the three bedrooms and the family bathroom. All bedrooms are comfortably proportioned, with the two larger rooms featuring built-in wardrobes. The principal bedroom also benefits from a well-appointed en suite shower room, which includes a full-width shower enclosure.

Outside:

The drive arrives at the Garage with an attached car port to the side. The garage is significantly wider internally than the norm and has lighting, power, a personnel door and window to the side.

The courtyard area that is screened by the garage is very inviting and a gate to the side of the bungalow allows access to the rear.

The rear garden offers a tremendous feeling of space while not being overlarge or difficult to maintain. The outlook is open to the rear and the property is not at all overlooked while the garden is perfectly orientated to the south west enjoying sunshine right into the evening with a level lawn framed by established borders, a well kept hedge and good quality fencing. A paved patio area adjoins the kitchen-diner with a paved and grave terrace extending across the whole of the rear of the bungalow. The main patio is sheltered by an automatic awning.

Services & Outgoings:

Mains water, gas, electricity and drainage are connected. High speed broadband services are available. Cable and fibre broadband are available. Cable TV and telephone services are also available. Gas fired central heating through radiators. Council Tax Band F.

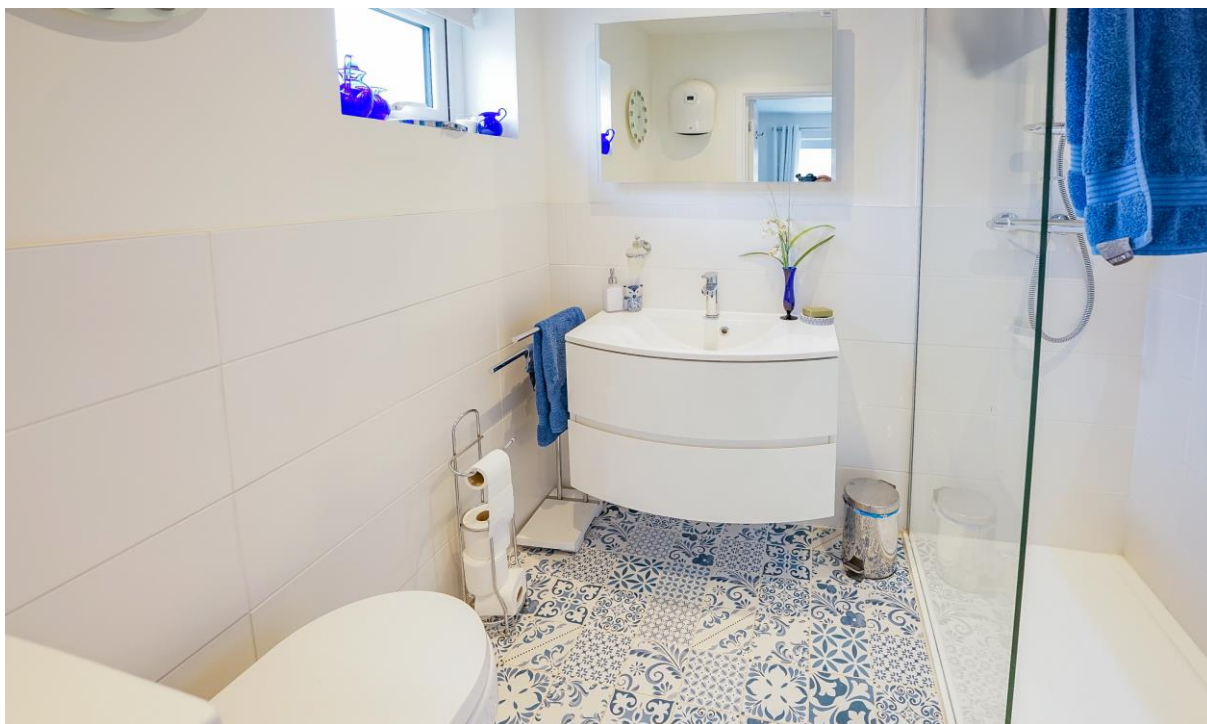
Energy Performance:

The property has been assessed at band D-68 for energy performance. The full energy performance certificate is available on request on email.

According to the energy performance certificate the living space extends to 124 Sq.m – 1,334.7 Sq.ft excluding the garage.

Construction:

We understand that the bungalow is of traditional assumed insulated cavity construction.





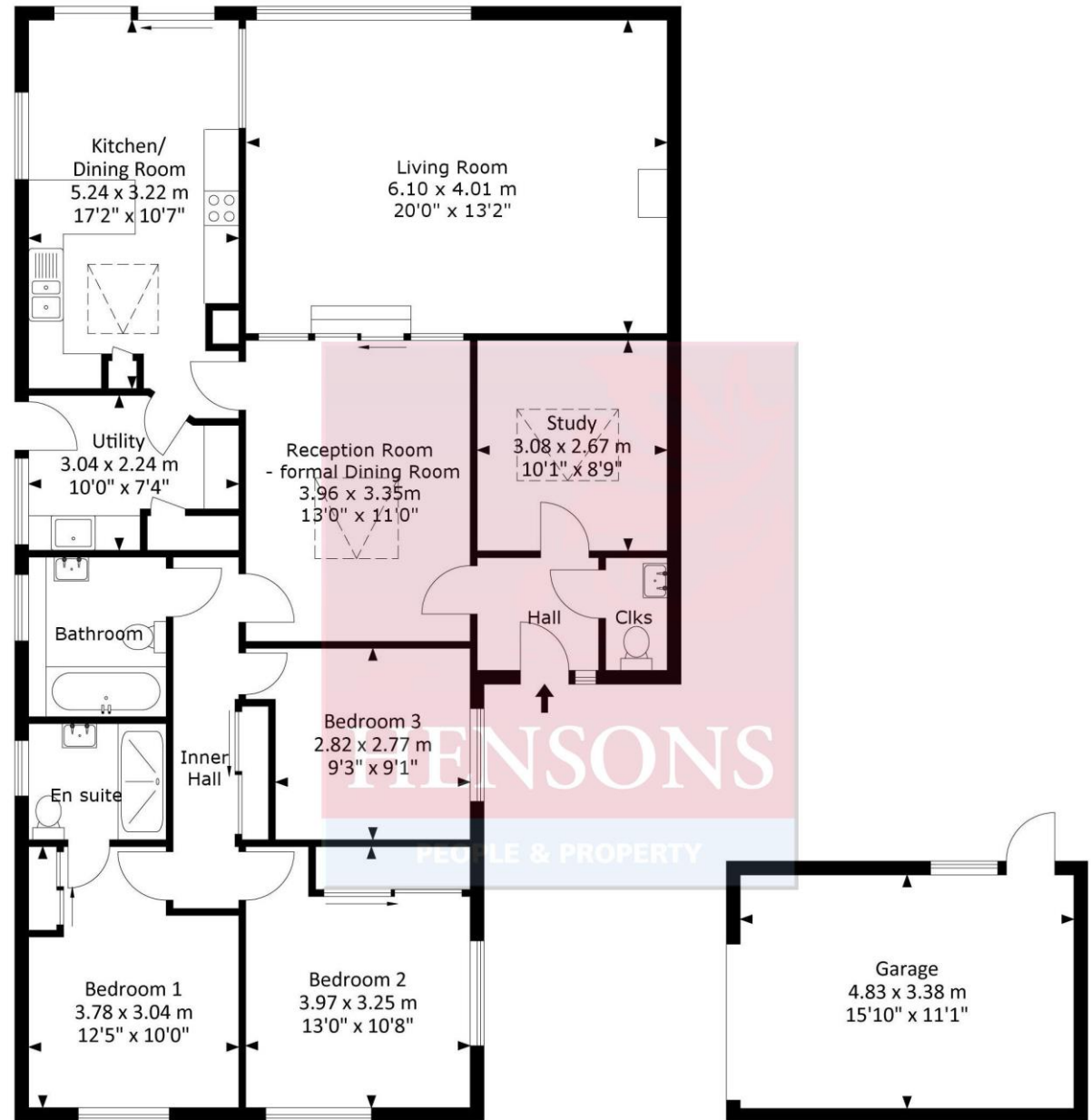
Photographs:

Please note that some photographs were taken earlier this year before the property came onto the market. See more full size images on our website at www.hbe.co.uk or our social media pages.

Viewing:

By appointment with **HENSONS**: Tel: 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. The garage is not depicted in the actual position. 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 seller's 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 with regard to 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

Garage



HENSONS

Ivy Court,
61 High Street, Nailsea, Bristol, BS48 1AW
Telephone: 01275 810030
Email: info@hbe.co.uk
www.hbe.co.uk