

Front & Side Gardens



Approached through a 5-bar gate leading you onto the tarmac driveway which provides off-road parking for several vehicles which in turns leads to the double garage. The front garden is level and laid principally to lawn with well established shrub borders with a variety of established plants and shrubs. There is also a generous side garden area that offers a high degree of privacy, laid to lawn with shrubs and established trees and is enclosed by timber fencing.

Double Garage

19'7" x 17'7" (5.97m" x 5.36m")
Accessed via an electric roller door. Light and power connected. Window and personal door to the rear.

1 Bedroom Annexe



Lounge/Kitchen Space - 14'06 x 12'13
Bedroom - 9'81 x 9'14
Bathroom - 9'17 x 3'95

Approximate Gross Internal Area = 132.4 sq m / 1425 sq ft



For illustrative purposes only. Not to scale. ID1249500
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision

Tenure: Freehold

Floor area: 1425.00 sq ft

Tax Band: F

Local Authority: North Somerset

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Gino's Estate Agents



74 Church Lane, Backwell, North Somerset, BS48 3JL

£750,000

A generous sized, 4 Bedroom detached bungalow, situated on this premier residential area in an established part of the village, with easy access to local amenities, train station and excellent schools. This deceptively spacious property benefits from a superb, detached 1 Bedroom Annexe and boasts a fabulous sized and beautifully maintained gardens to all sides along with a double garage. Built in the 1950's but extended and altered over the years, the UPVC double glazed and gas central heated property briefly comprises: The layout comprises: Entrance Hall, Lounge, Kitchen/Dining Room, 4 Bedrooms with the main 2 Bedrooms sharing a Jack & Jill Bathroom along with a Family Bathroom. Externally there are wonderful gardens to the front, side and rear along with a double garage & driveway parking. EPC rating - C.

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Entrance Hall

Entered via a UPVC double glazed door with glazed side panel. Radiator, linen cupboard housing the combination boiler and additional cloaks cupboard. Door to the rear lobby. Access to the partially boarded and insulated loft via a pull-down ladder.

Lounge

15'9" x 13'9" (4.80m" x 4.19m")



UPVC double glazed window to the front. Feature fireplace with log burning stove and stone fireplace. 2x radiator's, ceiling coving, solid wood flooring, TV point and door to the Kitchen/Dining Room.

Kitchen/Dining Room



A lovely space with pleasant outlook to the gardens.

Dining Area

15'0" x 8'0" (4.57m" x 2.44m")



A light and bright, dual aspect room with UPC double glazed door to the

private gardens. Radiator, ceiling coving and spotlights. Space for a large table.

Kitchen

13'5" x 7'5" (4.09m" x 2.26m")



Fitted with a range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset one and a half sink with drainer and mixer tap. fitted double electric oven with 4 ring gas hob. Space for an upright fridge and freezer. Space and plumbing for an automatic washing machine and dishwasher. Ceiling coving, spotlights and UPVC double window to the garden.

Rear Lobby

UPVC double glazed window to the rear.

Bedroom 1

17'8" x 11'6" (5.38m" x 3.51m")



UPVC double glazed window to the front. 2x radiators, ceiling coving and door to the Jack & Jill Shower Room.

Jack & Jill Bathroom

8'10 x 6'21 (2.69m x 1.83m)



Generously tiled and fitted with a white suite comprising: Large walk-in shower enclosure with thermostatically controlled shower over. Low level close coupled wc and pedestal wash hand basin. Chrome heated towel rail, ceiling spotlights, extractor fan, shaver point and UPVC double glazed window to the rear.

Bedroom 2

12'3" x 9'9" (3.73m" x 2.97m")



UPVC double glazed window to the rear. Radiator, ceiling coving and door to the Jack & Jill Shower Room.

Bedroom 3

9'9" x 7'8" (2.97m" x 2.34m")



UPVC double glazed window to the front. Radiator & ceiling coving.

Bedroom 4

10'9" x 8'4" (3.28m" x 2.54m")



UPVC double glazed window to the rear. Radiator.

Family Bathroom

9'24 x 5'96 (2.74m x 1.52m)



Generously tiled and fitted with a white suite comprising: Shower quadrant with thermostatically controlled shower over. Panelled bath with mixer taps. Concealed low level wc and wash hand basin. Radiator and UPVC double glazed windows to the rear.

Rear Garden



A delightful rear garden that has been arranged as a vegetable garden with a plethora of established plants, shrubs and trees and vegetable beds. Outside lighting and cold water tap. Greenhouse and timber shed.