

A beautifully appointed 4 bedroom, 3 reception room family home with a superb open plan kitchen-diner, numerous recent improvements and an attractive private garden of good size in Backwell Vale



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PEOPLE & PROPERTY

8 Slades Court, Backwell, North Somerset BS48 3LJ

Offers in the region of £695,000 - Freehold

We are very pleased to present arguably the finest example of this design at Backwell Vale. This impressive, detached family home offers meticulously presented accommodation comprising 4 bedrooms and 3 reception rooms plus an outstanding conservatory. In recent years the house has been the subject of extensive updates and enhancements, including an exceptional new open-plan kitchen dining area that is perfect for day-to-day living and entertaining while overlooking the picturesque private rear garden.

This fine house exemplifies one of Bryant Homes flagship designs, 'The Malden' and over the years whenever we have been able to offer a house of this type in such good condition as this one, then demand has always been high. The layout is bright and generously proportioned, with a well-balanced arrangement of rooms that boast a very good standard of fitment. Noteworthy features include bay windows in the living and dining areas, a spacious conservatory that really adds to the living accommodation and bathrooms that have been fully refurbished by respected local craftsmen.

The same craftsmen were commissioned to reconfigure the open-plan kitchen diner and we have rarely seen this alteration executed so well creating a fully open-plan space with attractive design touches, a very appealing bay window, a superb range of fitted kitchen cabinetry and a suite of integrated appliances.



This particular house enjoys a very special position at Backwell Vale because the present owners who bought the house from the original developers were able to reserve the property at an early stage of the development and so they had a choice of plots. The garden enjoys sunshine throughout the day and the planting has given some welcome shade too. Furthermore, the house stands quietly well away from any through traffic routes in the village but is close to parkland and open countryside.

This area has, since new been an extremely popular address and comprises a selection of high-quality homes adjoining landscaped parkland with good access to excellent schools and a wide range of amenities including the station in one of the most sought-after villages in the county.

The property was originally built by Bryant Homes, a multiple award-winning developer and the construction is traditional having attractive mellow brick elevations beneath a tiled, felted and fully insulated roof. The house is well insulated with uPVC double glazing and insulated walls increasing the energy efficiency and the original central heating boiler has been replaced by a more efficient Vaillant system.

The improvements to the original high specification have been comprehensive and the house is meticulously finished allowing you to just move straight in a start living.

The Accommodation: As you arrive at the house the immediate impression is that this is a carefully maintained home that has been styled with great attention to detail.

This impression continues to the very welcoming reception hall that draws you into the accommodation with neutral tones and good natural light. The hall leads to a cloakroom that has been fully refurbished, the double aspect living room, the study and to the kitchen diner. A feature quarter return staircase rises to the galleried landing on the first floor and offers a useful storage cupboard beneath.

The generously proportioned double-aspect living room enjoys an outlook to the front and rear with a broad bay window and French doors in matching side screens along an outlook through the conservatory to the rear garden. The spacious Conservatory is a superb addition to the original accommodation that really draws the living space into the garden and adds very useable space with Fuller doors opening to the patio and lawn.





Across the hall from the living room, there is a very comfortable Study that has been fitted with a range of wall and floor cupboards and matching bookcases by Hammons. A low sill window offers an outlook over the well-screened garden at the front and because of the quiet position this is the perfect place to work from home.



The superb open plan kitchen – diner – family room is a fabulous feature of the house that is arranged to take full advantage of the outlook to the rear garden with a bay window adding further depth. A series of bespoke full-height fitted cabinets in the dining area visually link with the excellent range of kitchen units. The quartz worksurfaces flow around the kitchen and there is a range of integrated appliances with an eye-level double oven and grill, a matching microwave oven, an inset induction hob, a 1½ bowl sink and an integrated fridge freezer.

The Utility Room has also been fully refurbished to complement the Kitchen and a door from here leads to the garden.

The utility room is plumbed for a washing machine, there is space for a full-size tumble drier, a further range of wall and floor cupboards and quartz worktops with an inset sink.

The staircase arrives at a bright and airy galleried landing on the first floor with a built-in linen cupboard and a hatch and good quality ladder allowing access to the illuminated loft space.

Classic panelled doors lead to the bedrooms and to the well-appointed family bathroom that has been transformed in the last couple of years.



The very comfortable principal bedroom overlooks the garden at the rear and in keeping with the other bedrooms has built-in wardrobes. A door leads to the en suite shower room which has been redesigned with a spacious shower enclosure and fitted cabinets to complement the contemporary white suite.

All three remaining bedrooms are also well proportioned, two were originally designed as double rooms with further built-in wardrobes and the single room has fitted furniture by Sharps.

Statements of excellence cannot begin to do justice to the superb family house, and we definitely recommend that you arrange to view at the earliest opportunity to avoid missing the opportunity.

Outside:

The garden is a delight having been carefully planted to add great privacy without being difficult to maintain.

The garden at the front is very well screened and unusually private such that it is perfectly usable as a place to sit and enjoy the sunshine with dappled shade from the variety of trees, shrubs and bushes that soften the setting.

An unusually extensive double drive at the side provides parking for several cars and leads to the detached Double Garage with twin up and over doors, lighting, power, overhead storage space and a personnel door opening to the garden at the side.

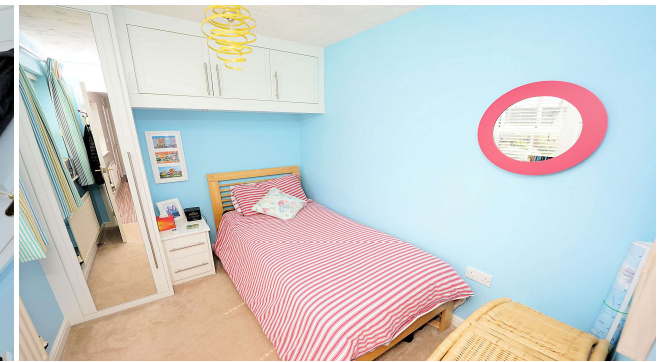
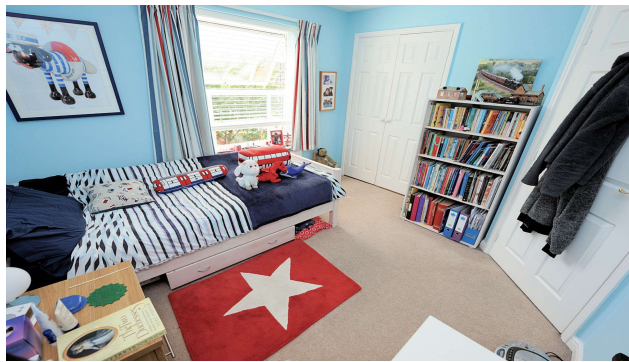
A gate allows access via the side of the house to the rear garden that is level and laid mainly to lawn with a shaped riven paved patio area adjoining the conservatory and back of the house. The garden is enclosed by well kept timber panel fencing and framed by a series of mature trees that offer a high degree of privacy. There is storage space to the rear of the garden to the right of the house and a gravelled terrace at the bottom of the garden is a nice place to sit or a place for a garden shed if required.

The Village:

Backwell Vale is now well established and offers an attractive mix of impressive, high-value homes close to Parkland, a nursery and an excellent infant school. The outstanding junior school and Backwell School are also within easy walking distance. This particular setting benefits from the ease of access to amenities in the village and is within walking distance of nearby Nailsea with the town centre including the Waitrose and Tesco supermarkets only about 1.5 miles away.

Other amenities in Backwell include a series of local shops, two pubs and a village club, a Tennis Club, a football club, a gym and a swimming pool. Backwell is also well placed for Bristol which is just 8 miles away and is easily accessible by car, bus train or bicycle via the Sustrans national cycle network.

Junctions 19 and 20 of the M5 allow easy access to the country's motorway network and longer distance commuting is facilitated via the mainline rail connection in the neighbouring with direct services to Bristol and beyond to Bath and London/Paddington (120 minutes).



Photographs:

See more images on our website at www.hbe.co.uk

Our London Property Exhibitions:

See this property featured at our next exhibition at our The London Hilton. Call 01275 810030 for details.

Services & Outgoings:

Mains water, gas, electricity and drainage are connected. High speed broadband services are available. Gas fired central heating. Double glazing.

Council Tax Band E.

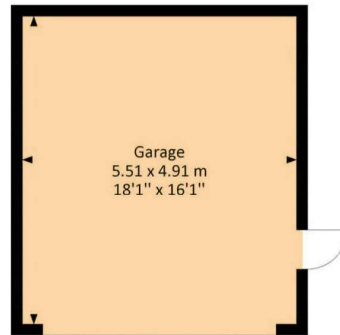
Energy Performance:

The house has a good rating of D-66 for energy efficiency, which is above the national average for England and Wales. The full certificate is available on request by email from info@hbe.co.uk

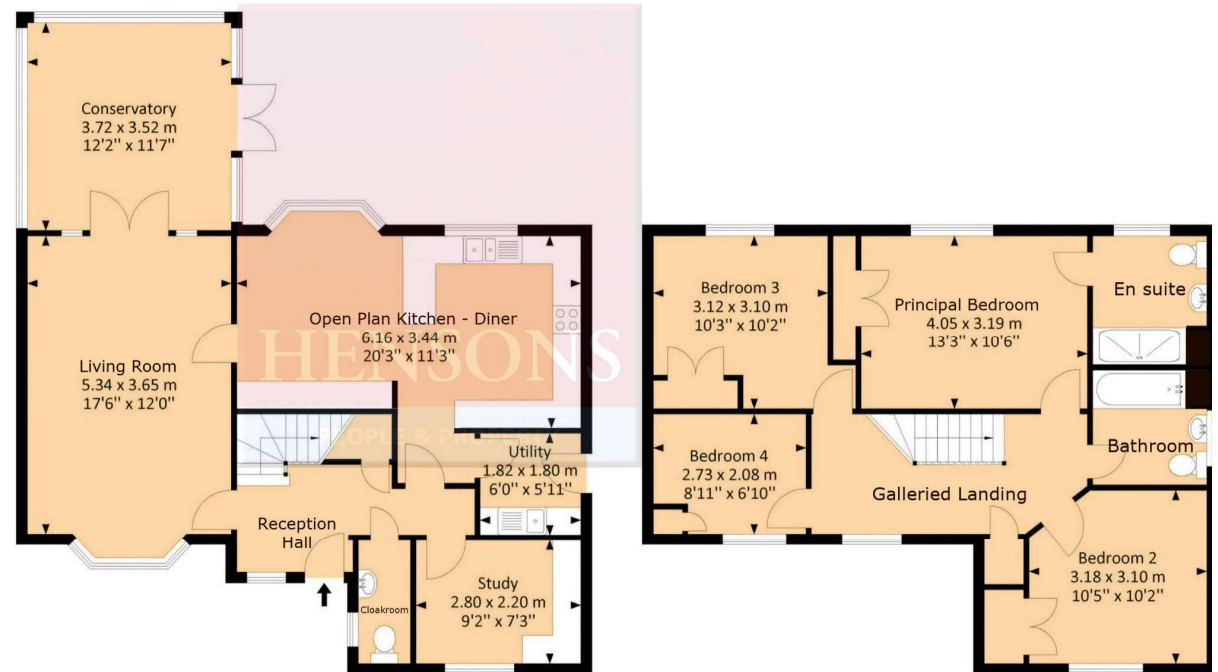
VIEWING:

Only by appointment with the Sole Agents, Hensons.

Telephone 01275 810030 or email info@hbe.co.uk



Garage



Ground Floor

First Floor

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