



A pristine fully updated and extensively improved  
3 bedroom detached bungalow of charm and character  
Backwell - Offers in the Region of £645,000





This beautifully presented and extensively improved detached bungalow enjoying one of Backwell's most desirable residential settings, quietly positioned on the southern edge of the village with uninterrupted views across adjoining Green Belt countryside and attractive woodland beyond. Offering three bedrooms, stylish contemporary interiors and delightful private gardens, this is a rare opportunity to acquire a home that combines the ease of single-story living with an exceptional semi-rural setting.

Oakleigh Close has long been regarded as one of the village's most sought-after addresses. Tucked away from busy roads and areas of modern development, the location offers a wonderful sense of peace and privacy while remaining within easy reach of Backwell's excellent range of everyday amenities, highly regarded schools and mainline railway station. The surrounding countryside is immediately accessible from the rear, providing superb opportunities for walking and outdoor recreation.

Constructed during the 1950s by the highly respected local builders Voisey, whose homes are renowned for their quality construction and enduring appeal, the bungalow has been carefully cherished throughout its life. In more recent years, it has been comprehensively updated and reappointed to create an exceptionally comfortable and stylish home, thoughtfully enhanced with a contemporary touch while retaining a warm and welcoming atmosphere.



The accommodation is arranged around a spacious and inviting reception hall that immediately sets the tone for the quality found throughout the property.

At the heart of the home is a bright, open-plan Kitchen and Dining Room, beautifully designed to provide both practicality and a sociable living space, flooded with natural light and equipped with a range of integrated appliances including a wine cooler.



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The living room is an elegant and relaxing retreat, centred around an attractive fireplace and enhanced by sliding patio doors that open directly onto the rear garden, allowing the outside to become a natural extension of the living space. Recently fitted Roman blinds provide a refined finishing touch.

There are three well-proportioned bedrooms, offering excellent flexibility for modern lifestyles. One is currently arranged as a generous home office, ideal for those working remotely. The principal bedroom enjoys attractive views across the front garden and benefits from built-in wardrobes. Bedroom two is of an excellent size and easily accommodates freestanding furniture. Decorative wall panelling and newly fitted blinds add character and style to both principal bedrooms.

The bathroom has been recently refitted and now features a contemporary white suite complemented by an over-bath shower, stylish fittings and a distinctive feature radiator.

Outside, the property is equally impressive. A private driveway provides parking for two to three vehicles, while the front garden is enclosed by newly installed fencing and mature hedging. An additional area of garden offers potential for the creation of further parking should it ever be required.

The rear garden is a particular feature of the property, enjoying a high degree of privacy and backing directly onto open farmland with attractive views towards Backwell Hill. Beautifully stocked with mature shrubs and planting, the garden provides colour and interest throughout the seasons. Recently installed fencing and gates enclose the garden on three sides, while a paved patio, exterior lighting, feature spotlighting, outside tap and power points enhance both the practicality and enjoyment of this delightful outdoor space.

### **Energy Performance**

The bungalow has been assessed as very good Band C (78) for energy performance.

### **Services and Outgoings**

All mains services are connected. FTTP and FTTC broadband services are available, with download speeds of up to 1Gb or faster. Cable TV, broadband and telephone services are also available. Gas-fired central heating. uPVC double glazing. Council Tax Band C.

### **Construction & Mortgages**

The property is of standard traditional construction and is therefore fully mortgageable. For more information about mortgages, please call us and we will be pleased to arrange free, impartial whole-of-market mortgage advice.

### **Viewing**

Strictly by appointment with the Sole Agents, Hensons.

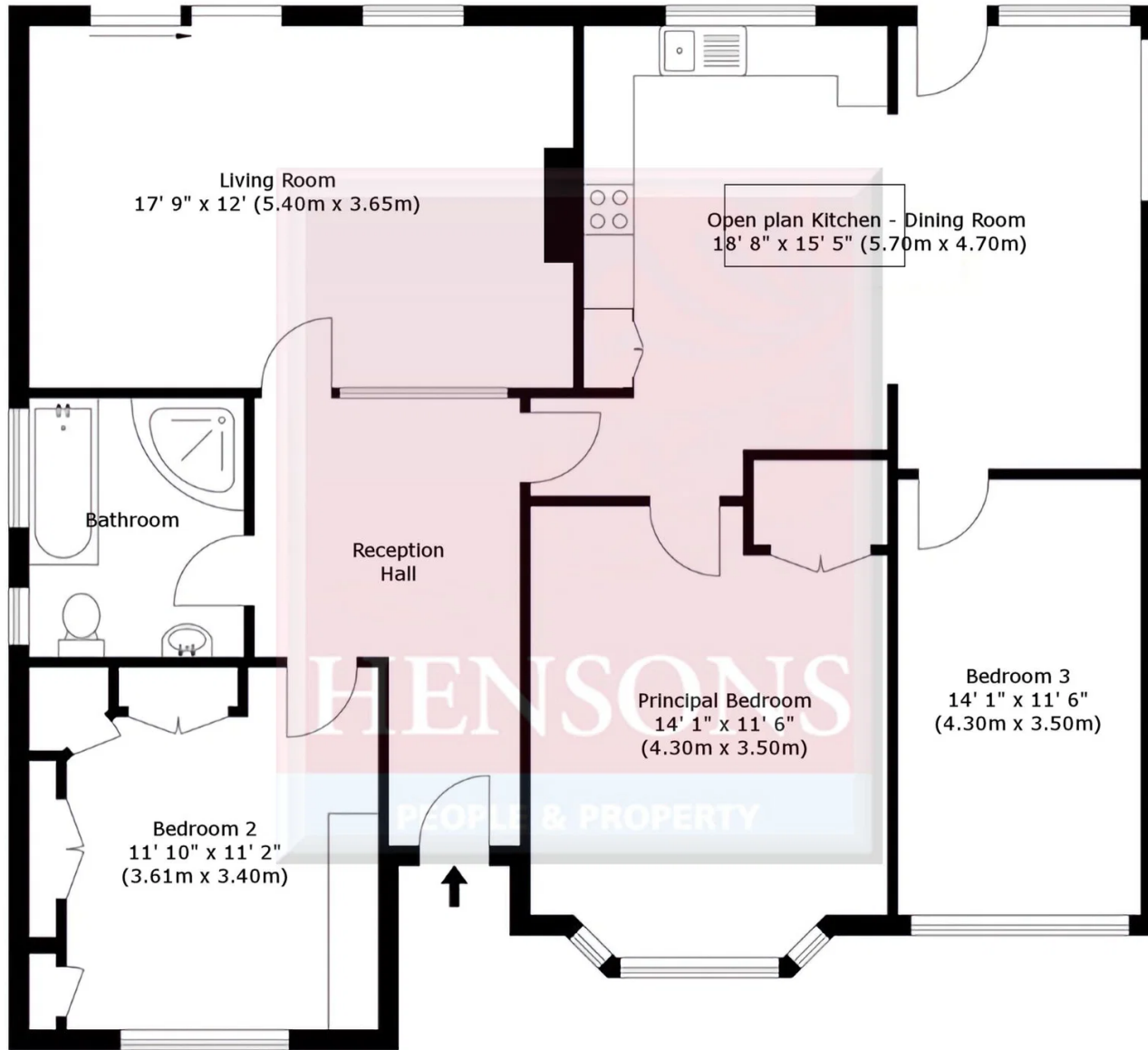
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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         | 83        |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 64                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |



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