



28 Hilldale Road
Backwell, Bristol, BS48 3JZ

Robin King | Estate Agents

28 HILLDALE ROAD, BACKWELL, BRISTOL, BS48 3JZ

A deceptively spacious 4/5 bedroom semi-detached house with an extensive rear garden, in a peaceful residential location in a highly regarded North Somerset village with good amenities and convenient for access to Bristol and beyond

Approx 1,514 sq ft flexible accommodation • Spacious sitting/dining room • Good sized kitchen/breakfast room • Utility room and downstairs cloakroom • Snug/home office • 4/5 bedrooms including principal bedroom with en-suite shower room • Contemporary family bathroom • Superb rear garden with 2 dining terrace areas and a large shed • Gravelled driveway parking for 2 cars • On a no-through road in a quiet residential location • Wonderful views up to Backwell Hill and across to the Tickenham ridge • Popular village with good amenities including highly regarded Backwell School • Backwell & Nailsea station within 1.3 miles for regular mainline services to Bristol and beyond (direct services to Paddington from 110 mins) • Bristol Airport 5.5 miles / Bristol city centre 9 miles / Jct 20 M5 within 6.5 miles (all distances approx.)

28 Hilldale Road has been a much-loved family home for the past 33 years, during which it has been extended and enhanced to provide well balanced, flexible accommodation. There is a good balance of living/bedroom space and the rear garden is a good size, ideal for family living.

Situated along a no-through residential road, the property has driveway parking for 2 vehicles, and a front garden mainly laid to lawn bordered by hedges.

Upon entry into the reception lobby, there is an immediate sense of space, with plenty of room for coats and boots. The attractive parquet floor continues to the sitting/dining areas (although is currently covered by carpet). The sitting room is a good size, with a feature “coal” effect gas fireplace to one wall, and views over the front. A shallow step leads up to the dining area, giving a sense of definition to the space, which accommodates a large dining table, ideal for





family dining and entertaining.

Light floods in through the wide dining room window, with views up towards Backwell Hill beyond the property, and a French door provides access onto the dining terrace and garden beyond.

The kitchen/breakfast room off the dining room is also a very good size, accommodating a family breakfast table and a comprehensive range of wooden wall and base units. There is space for a dishwasher, a large gas range cooker and a larder fridge, and in the utility room beyond there is space for a washing machine, tumble dryer and a large fridge/freezer along with storage for coats and boots. A glazed door opens onto the garden, and to the other end there is a cloakroom, beyond which is another reception room currently used as a home office, but could be a snug or a playroom if required.

Upstairs 3 bedrooms overlook the front and 2 the rear garden, of which the principal suite includes an en-suite shower room. Along with a useful airing cupboard, there is a contemporary family bathroom with a screened shower over the bath.

Outside – the rear garden is a highlight of the property, and has been designed to enjoy the progression of the sun throughout the day, with 2 separate dining areas. Mainly laid to lawn, bordered by mature hedges with some trees and shrubs, and a large shed, the garden is a good size and is already ideal for family use, while also providing further scope for the keen gardener. A wooden gate to one side provides useful access to the front of the property, where there is additional space that could provide storage or perhaps accommodate another shed if required. There is





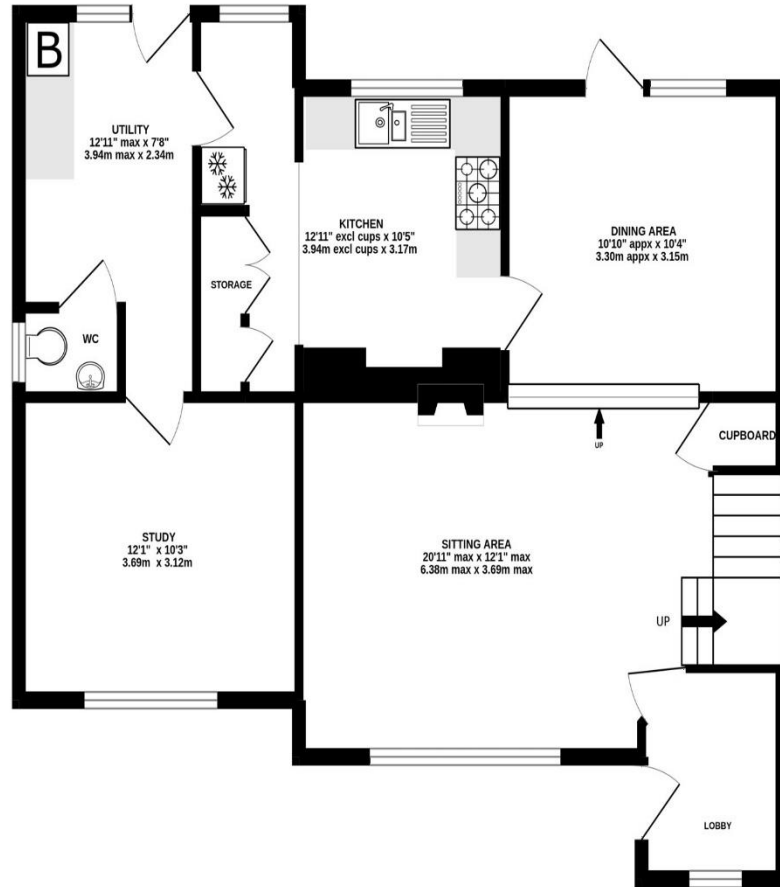
driveway parking for 2 cars at the front, along with a front garden, mainly laid to lawn bordered by mature hedges.

Location – Backwell village offers an excellent range of facilities which include a sports centre and a recreation ground, primary schooling and a highly regarded secondary school. Local shops include general stores, takeaways, pharmacy, doctor's surgery and a post office, with more comprehensive facilities in the nearby town of Nailsea. Backwell and Nailsea station is within 1.2 miles for mainline services to Bristol, the west country and beyond and there are also regular bus services to Bristol (approx. 9 miles), Weston-super-Mare (approx. 12 miles) and Nailsea. Bristol Airport is within 5.5 miles and access to the M5 some 6.5 miles distant. Nearby Backwell Lake is a wonderful nature reserve, and there are superb walks nearby along public footpaths, and further afield in the Mendips, or along the Bristol Channel.

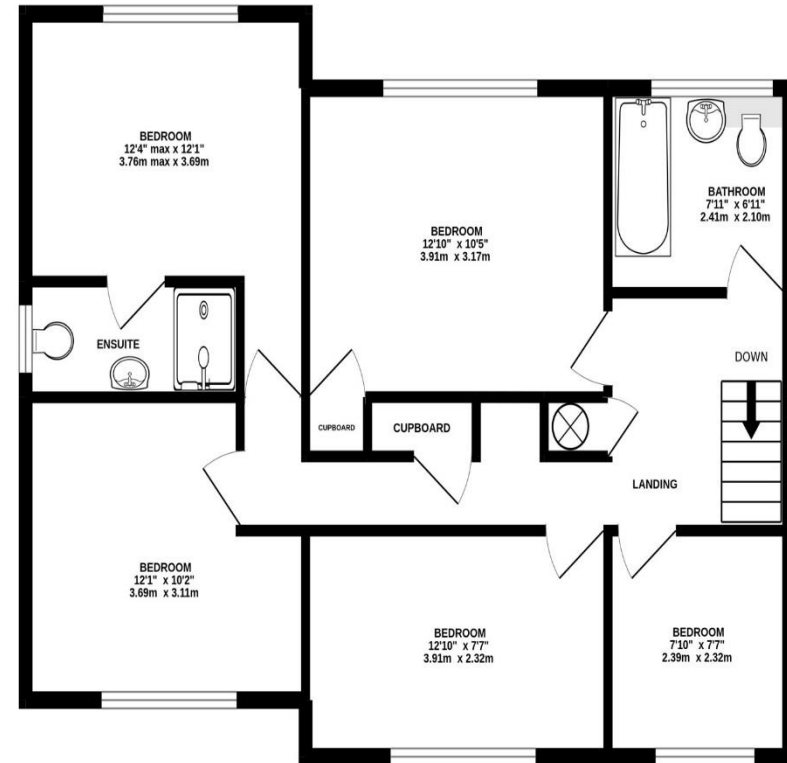




GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.



1ST FLOOR
751 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA : 1514 sq.ft. (140.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

DIRECTIONS – From our office take the A370 Bristol Road, continuing straight on for approx. 4 miles, passing through Cleve and into Backwell. Having passed The Rising Sun pub on the right, continue to the traffic lights and take the next right onto Church Lane and continue along the road, taking the 3rd right onto Karen Drive and take the first left onto Hilldale Road. Continue along to the left hand bend at the top, and number 28 is the 4th property on the right hand side.

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Council Tax Band D £1,946.55 (2022/23) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

SERVICES – All mains services are connected **EPC RATING** - D



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