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12 Oakleigh Close, Backwell

Guide Price £689,950



12 Oakleigh Close

Backwell, Bristol

Welcome to this outstanding Voisey built three bedroom semi detached home, tucked away in a highly sought after hillside location and boasting an immaculate finish throughout.

Step into the welcoming reception hall, where Kardean flooring and an oak balustrade staircase create a striking first impression and set the tone for the rest of the property. The ground floor offers a practical cloakroom, a comfortable sitting room and a separate study ideal for working from home. At the heart of the home is the stunning, extended kitchen/dining/family room, featuring contemporary units, granite work surfaces, a peninsular island and a full range of integrated appliances. This fabulous space is flooded with natural light thanks to bi-folding doors and Velux skylights.

Upstairs, there are three generously sized double bedrooms and a stylish, well appointed family shower room.

Immaculately presented throughout and finished with a stylish, high specification, this Voisey built home is perfect for anyone seeking a move in ready property in a prime location. With its thoughtful layout and attention to detail, this is a home that truly stands out from the crowd.

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Reception Hall

Entered via composite double glazed door with UPVC double glazed window to front. Oak balustrade staircase to first floor accommodation. Radiator and Karndean flooring. Oak finished doors to Cloakroom and Sitting Room. Pocket doors to fabulous Kitchen/Dining/Family Room.

Cloakroom

Fitted with a white suite comprising; low level W.C and vanity unit with inset basin, mixer tap and tiled splash back. Tiled floor.

Sitting Room

Feature fireplace with composite lintel and Slate hearth. Radiator. UPVC double glazed walk in bay window to front.

Kitchen/Dining/Family Room

This superb open plan family space is the heart of the home. Entered via pocket doors the area comprises of two seating areas, a dining area and a well designed kitchen. Designed and fitted by Cadbury Kitchens, the extensive range of wall, base, drawer and larder units are finished with Granite work surfaces with under hung 'Belfast' sink with mixer tap. A peninsular island forms a breakfast bar and provides additional storage with built in wine fridge. Within the Granite surface is a built in Champagne cooler. Built in double oven and electric hob with extractor over. Concealed, built in microwave oven and housing for American style fridge/freezer plus integrated dishwasher. Upright radiator and Kardean flooring and Aluminium double glazed window to rear. Dining Area - Built in alcove cupboards with Oak shelving Seating Area 1 -Vaulted ceiling with Velux skylights and Aluminium double glazed bi folding doors to garden. Seating Area 2 -Upright radiator and door to Study.



Study
Radiator, Karndean flooring and UPVC double glazed window to side.

Landing
Loft access with fitted wooden ladders. Eaves storage and UPVC double glazed window to front. Doors to all Bedrooms and Family Shower Room.

Bedroom 1
A range of fitted wardrobes and drawers. Radiator and UPVC double glazed walk in bay window with fitted shutters to front. Opening to Shower Room.

Bedroom 2
A range of fitted wardrobes and dressing table unit. Radiator and UPVC double glazed window to rear.

En Suite Shower Room
Fitted with a white suite comprising; shower enclosure with thermostatically controlled rainfall shower and vanity unit with inset basin and mixer tap. Tiled floor and extractor.

Bedroom 3
Radiator and UPVC double glazed window to rear.

Council Tax band: **E**

Tenure**: Freehold**

EPC Energy Efficiency Rating: **C**















FRONT GARDEN

Enclosed by low stone wall with attractive pressed concrete driveway with shrub and floral beds.

REAR GARDEN

Fully enclosed with secure gated access to the front, this delightful garden is a sight to behold. Well maintained and stocked with an abundance of mature plants, the garden enjoys a great deal of privacy. Predominantly laid to lawn with glorious borders and a balustraded Granite patio.

Driveway

3 Parking Spaces

Garage

Single Garage

Up and over door to the front and pedestrian door opening into the Study. Wall mounted 'Worcester' combi boiler. Space and plumbing for washing machine and tumble dryer.

Backwell:

Backwell, a hidden gem in North Somerset, offers an idyllic lifestyle with its charming landscapes and warm community. Nature lovers can explore rolling hills, fields, and woodlands, with Nailsea Moor and Backwell Lake providing wildlife spotting and peaceful retreats. Families thrive in the nurturing community, supported by excellent schools and a vibrant village centre with local shops and cafes. Connectivity is convenient, with a railway station and easy access to Bristol and other major cities, including London. Backwell combines rural tranquillity with modern amenities, creating a fulfilling and balanced lifestyle.

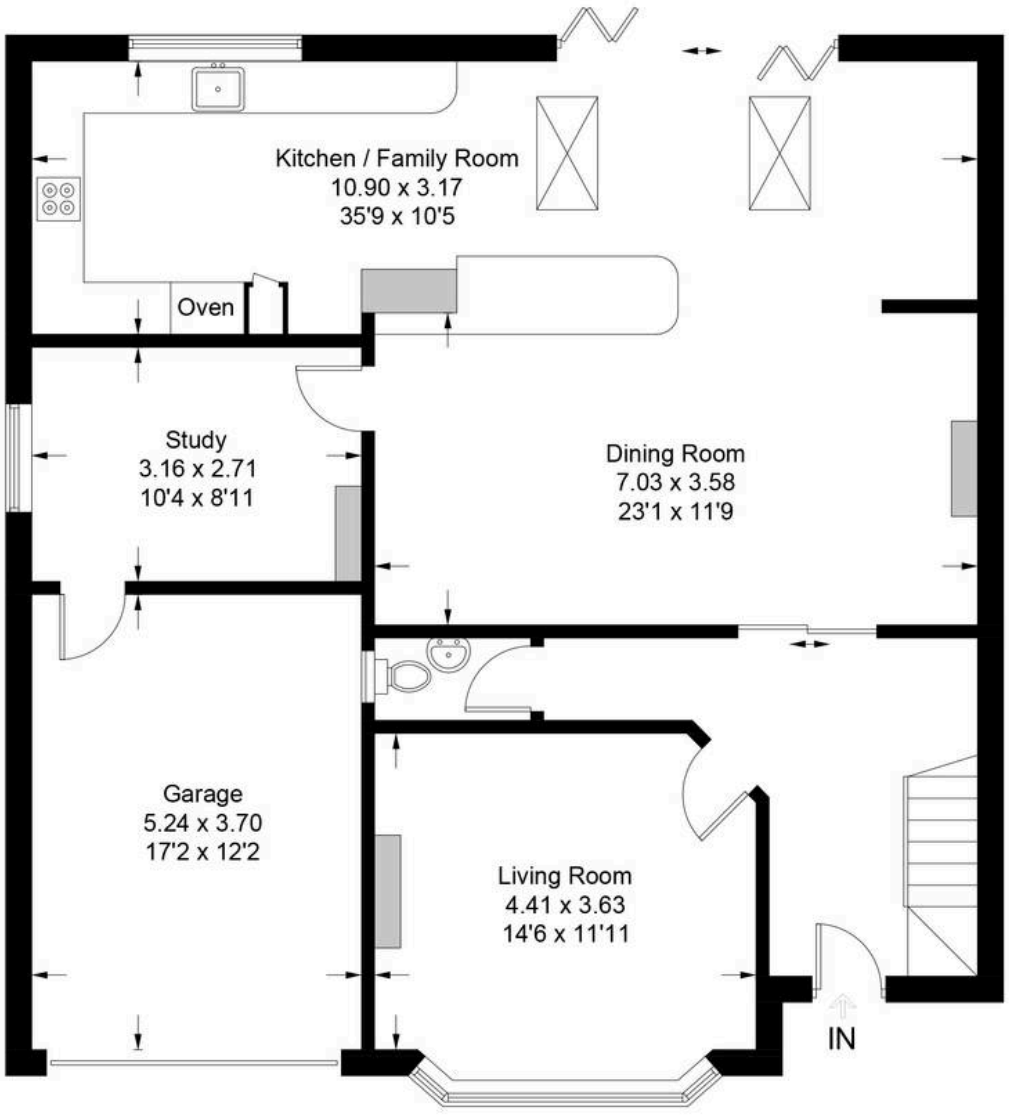
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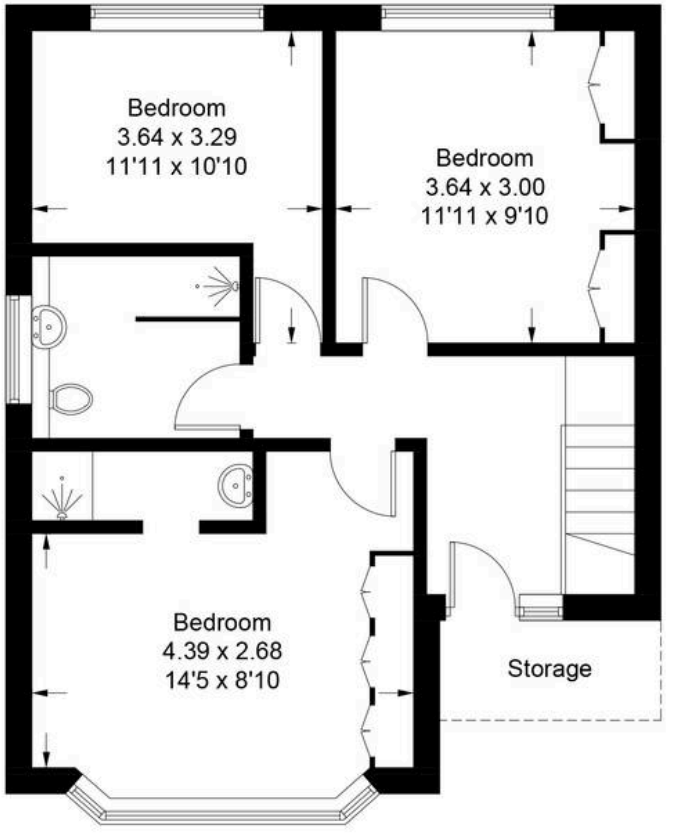


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Approximate Gross Internal Area = 178.9 sq m / 1926 sq ft
(Including Garage)



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID1314543
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



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Important Notice: For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sixes should not be relied upon for carpets and furnishings.