



46 MOORFIELD ROAD,
BRISTOL, BS48 3NY

GOODMAN
& LILLEY



Location

Moorfield Road enjoys a prime position in the ever-popular village of Backwell. Perfectly placed for modern living, the property offers superb transport links, with Nailsea & Backwell train station just a short distance away providing direct services to Bristol, Bath, and beyond. Excellent road and bus connections also make commuting a breeze.

Families are particularly drawn to the area thanks to the outstanding reputation of Backwell's schools, including the highly regarded Backwell School and a choice of sought-after primaries. Alongside this, the village offers a wonderful sense of community with a range of everyday amenities, shops, and leisure facilities all close at hand — blending convenient living with the charm of a well-connected village setting.

Summary

This two-bedroom 1970's terraced home is tucked away in a peaceful and sought-after location, making it an ideal choice for first-time buyers, downsizers, or investors. The property offers generous downstairs living space, perfectly suited for modern lifestyles, with a spacious lounge and dining area creating a welcoming hub of the home.

Upstairs, you'll find two well-proportioned bedrooms along with a family bathroom, providing comfortable accommodation for couples or small families. Outside, the home benefits from a private garden and the convenience of nearby village amenities, excellent transport links, and highly regarded schools.

Accommodation

Please see the floorplan for room measurements and the property layout.

Ground Floor

Entrance Porch

Double glazed front door into porch providing space for storage of shoes and coats. Further door into entrance hall.

Hallway

Decent sized hallway with doors leading into the kitchen, living room, utility room and stairs leading to the upstairs. There is also the added benefit of under stairs storage.

Kitchen

Good sized kitchen with a mixture of floor and wall units. Sink situated in front of double glazed window with view to the front aspect. Inbuilt cooker with gas hob and extractor hood.

Living Room

Spacious and bright living room area with double glazed doors leading to the rear garden.

Utility Room

Useful and practical utility room. Double glazed door to the rear garden. The combi boiler is wall mounted for ease of access and maintenance.

First Floor

Landing

Doors leading to the WC, bathroom, and two bedrooms. There is the added benefit of a very large storage cupboard.

Bedroom One

Great sized double bedroom with plenty of space for storage. Large double glazed window to rear aspect.

Bedroom Two

Good sized double bedroom with double glazed window to front aspect.

Bathroom

Family bathroom with sink unit and bath featuring an overhead electric shower. Obscured double glazed window.

WC

Separate low level toilet. Double glazed window to front aspect.

Outside Space

Front

Low maintenance stoned garden that can be used for parking with private pathway leading to the house.

Rear

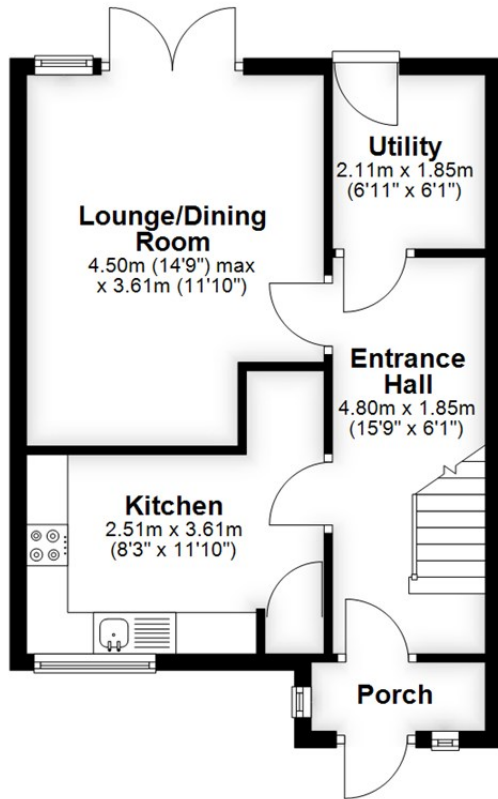
Enclosed and private low maintenance fenced garden with patio area. A gate provides access to the rear of the property.

- Quiet & Sought After Backwell Location
- Close To Train Station For Commuting
- Low Maintenance Property
- Two Double Bedrooms
- West Facing Rear Garden
- Chain Free



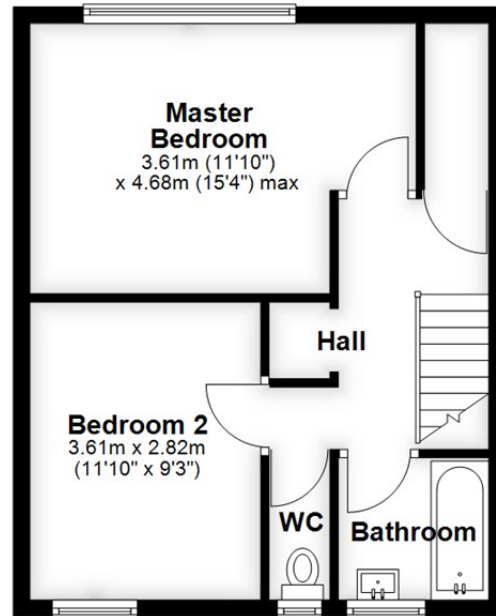
GUIDE PRICE £325,000





Ground Floor

Approx. 41.3 sq. metres (444.6 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.4 sq. feet)

Total area: approx. 82.1 sq. metres (884.1 sq. feet)

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