



11 WESTFIELD ROAD,
BRISTOL, BS48 3NE

**GOODMAN
& LILLEY**







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BRISTOL BS48 3NE

GUIDE PRICE
£400,000

A beautifully three-bedroom semi-detached home located in the heart of the ever-popular village of Backwell. Positioned on a quiet residential road, the property offers bright living space, a private garden, off road parking and excellent access to local schools, amenities and transport links — an ideal home for families and first-time buyers alike.

Location

Backwell is a highly sought-after North Somerset village, renowned for its strong sense of community, excellent schooling, and superb connectivity. The property is ideally situated on Westfield Road, a popular residential location within easy reach of the village centre and its wide range of amenities.

Backwell offers a variety of local shops, cafés, and everyday services, all within comfortable walking distance, making daily life both convenient and enjoyable. Families are particularly well catered for, with the property falling within the catchment area of the highly regarded Backwell School, as well as having access to several well-rated primary schools nearby. This strong educational offering makes the area especially attractive to families seeking long-term roots.

Transport links are a notable highlight of the location. Backwell benefits from its own mainline railway station, providing direct and regular services to Bristol, making it an excellent choice for commuters. Road links are equally convenient, with easy access to the A370 and wider motorway network, connecting the village to Bristol, Weston-super-Mare, and beyond.

Surrounded by open countryside while remaining close to key urban centres, Backwell offers an enviable balance of village living and modern convenience. Westfield Road is ideally positioned to take full advantage of all the area has to offer, making it a superb location for families and professionals alike.

- Recently Renovated
- Off Street Parking

Summary

This beautifully presented semi-detached residence offers an exceptional opportunity to acquire a stylish and thoughtfully renovated home in one of the area's most desirable locations. Finished to a high standard throughout, the property successfully combines contemporary design with practical living, making it ideally suited to modern families and professionals alike.

Upon entering the home, you are welcomed by a bright and inviting hallway that immediately sets the tone for the quality and care evident throughout. From here, the property opens into a generous open-plan kitchen and dining area, designed with both functionality and entertaining in mind. The kitchen features sleek modern cabinetry, integrated appliances, and ample worktop space, providing an ideal environment for everyday cooking as well as hosting family and friends. The dining area offers plenty of room for a large table, creating a natural hub for gatherings and social occasions.

The adjoining lounge is equally impressive, offering a comfortable and stylish retreat. Large sliding doors open directly onto the rear garden, allowing natural light to flood the space and creating a seamless connection between indoor and outdoor living. This room is perfectly suited for relaxing evenings or entertaining guests, with garden views enhancing the sense of space and calm.

Further enhancing the flexibility of the ground

floor accommodation are a dedicated playroom and a separate office space. These versatile rooms can easily be adapted to suit individual needs, whether for home working, hobbies, additional living space, or growing family requirements.

Upstairs, the property continues to impress with well-proportioned bedrooms, all presented to a high standard. The main bedroom benefits from a stylish en-suite shower room, offering a private and comfortable retreat. The remaining bedrooms are bright and spacious, ideal for family members or guests. The contemporary family bathroom has been tastefully updated with modern fixtures and fittings, providing both comfort and style.

Externally, the property enjoys off-street parking for two cars to the front, adding everyday convenience. To the rear, a spacious garden offers an excellent outdoor space for relaxation, play, and entertaining, with plenty of potential for outdoor dining and landscaping.

Overall, this superb home offers a rare combination of quality, space, and versatility in a highly sought-after location. With its recent renovations, flexible layout, and excellent indoor and outdoor living spaces, this property represents an outstanding opportunity for those seeking a turnkey home ready to enjoy from day one.

Additional Information

Tenure: Freehold

Services Connected: Mains Water, Electric, Gas

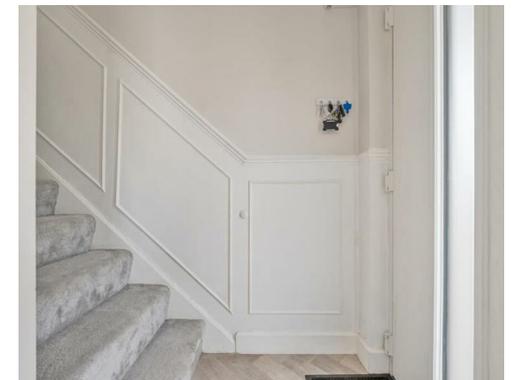
- Backwell School Catchment
- Close to Local Amenities
- Open Plan Kitchen/Diner
- Good Transport Links

central heating & Mains Drainage.

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: B

EPC: E



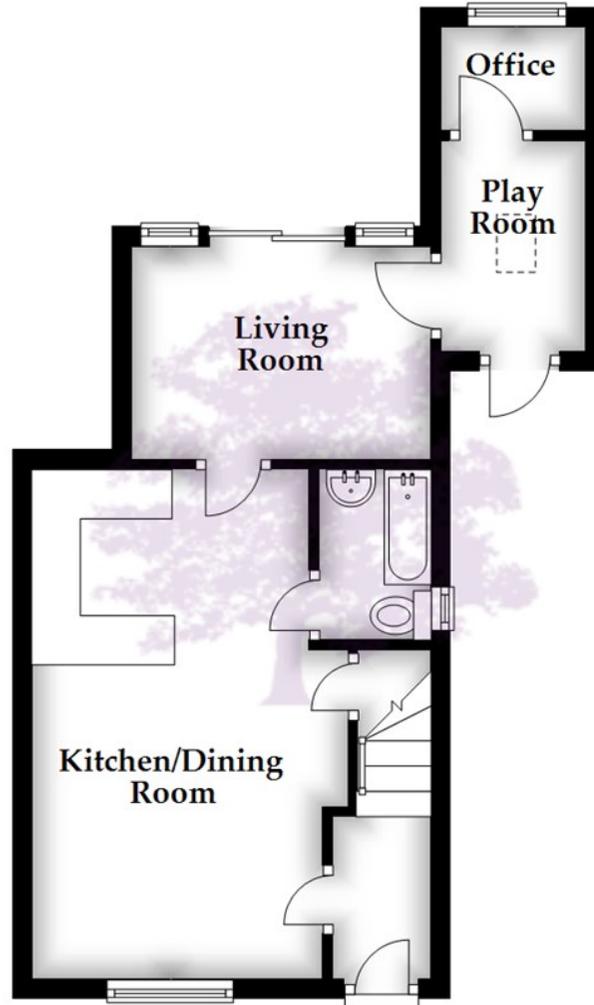




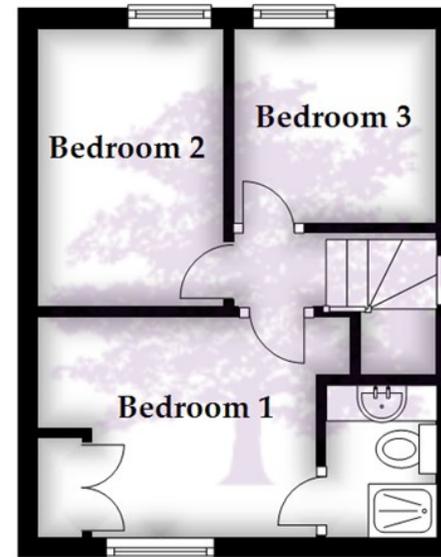
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Ground Floor



First Floor



Total area: approx. 54.4 sq. metres (585.3 sq. feet)

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.

Plan produced using PlanUp.

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