



The Rowberrow

Price: £710,000

Plot 5 West Town Mews, Backwell, Bristol, BS48 3BH

- Bespoke five-bedroom detached house on small exclusive development
- Garage and off street parking
- Exceptional living space with an emphasis on modern family life

- High specification throughout
- Constructed by local award winning 'Ken Biggs Contractors'
- Approaching 2000 sq ft of accommodation

An executive five-bedroom detached house forming part of an exclusive bespoke development. The property is located in a highly desirable village, only a short drive from Bristol. The property benefits from a quality specification throughout, garage and private garden. Plot 5 is due for completion in summer 2021.

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debbie fortune



West Town Mews, Backwell, BS48 3BH

West Town Mews is an exclusive development of just seven beautifully designed and constructed detached and semi-detached homes, occupying a private yet convenient village position close to the many excellent local amenities.

Internally the properties offer a modern, refined finish, with an emphasis on light open spaces for the whole family. The sleek modern kitchen/dining areas boast a range of high specification built-in Neff appliances complimented with engineered wood flooring throughout. A number of the houses also include French and Bi-fold doors that lead out to the landscaped gardens.

Elsewhere, dual aspect living rooms, featuring Bi-fold doors also leading out to the gardens, are enhanced by the décor finished in sophisticated, neutral shades.

The light and airy feel of the bedrooms each benefit from high quality carpet to complete the modern look throughout. Bathrooms are sleek and finished to a high specification, featuring upmarket brands Hansgrohe and Porcelanosa.

ELECTRICAL

Telephone and data points to all rooms
Television points to living rooms and bedrooms
Mains smoke detectors to hallways and heat detectors to kitchen areas

KITCHENS

Fully fitted modern kitchen
Handless soft touch lacquer and wood effect mix doors and drawers
Laminate worktop
Granite single bowl sink
Neff single oven
Neff induction hob
Neff integrated fridge freezer
Neff integrated dishwasher

BATHROOMS AND EN-SUITES

Photon mixer taps and shower heads
Austen wall hung toilet
Austen soft close toilet
Chrome heated towel rails
Single drawer vanity units for bathrooms and en-suites
Merlyn shower screen
Chrome heated towel rail
Contemporary ceramic floor and wall tiles

INTERIOR FINISHES

High quality solid oak doors
Satin stainless-steel ironmongery
Engineered Oak timber to ground floor
Carpeting to stairs, landing and bedrooms
Walls and ceilings finished in matt light shades
Woodwork finished in gloss white

HEATING

2 Zone gas central heating
Underfloor heating to ground floor
Radiators to upper floors

DRAINAGE

Mains drainage

EXTERNAL

Solid wood framed double glazed windows
Multi point locking system to front & rear doors
Retractable steel garage doors
Garage power and light

WARRANTY

NHBC 10-year warranty

PROPERTY DETAILS

GROUND FLOOR

LIVING ROOM 19' 08" x 11' 05" (5.99m x 3.48m)
KITCHEN/DINING ROOM 19' 08" x 15' 04" (5.99m x 4.67m)
STUDY 12' 08" x 10' (3.86m x 3.05m)
GARAGE 23' x 18' 01" (7.01m x 5.51m)

FIRST FLOOR

MASTER BEDROOM 12' 08" x 12' 06" (3.86m x 3.81m)
BEDROOM 2 12' 06" x 9' 01" (3.81m x 2.77m)
BEDROOM 3 10' 05" x 9' 01" (3.18m x 2.77m)

SECOND FLOOR

BEDROOM 4 15' 03" x 12' 06" (4.65m x 3.81m)
BEDROOM 5 15' 03" x 12' 06" (4.65m x 3.81m)



Debbie Fortune Estate Agents, 2-4 Dark Lane, Backwell, Bristol, BS48 3NP

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