



## The Rowberrow

Price: £710,000

Plot 3, 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 3 is due for completion in summer 2021.

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# West Town Road, 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

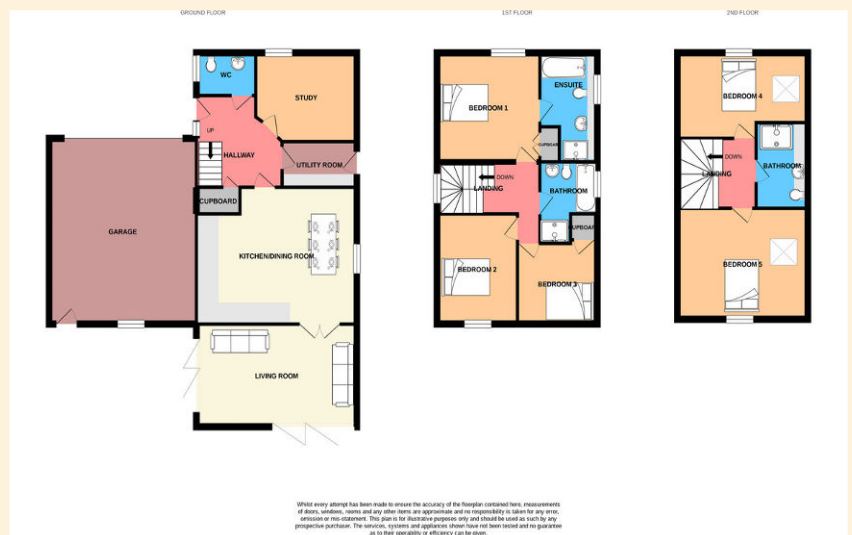
**LIVING ROOM** 19' 08" x 11' 05" (5.99m x 3.48m)  
**KITCHEN/DINING ROOM** 19' 08" x 15' 04" (5.99m x 4.67m)  
**STUDY** 12' 08" x 10' (3.86m x 3.05m)  
**GARAGE** 23' x 18' 01" (7.01m x 5.51m)

### 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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