

Burchill Close

Clutton, Bristol, BS39 5PR

COOPER
AND
TANNER



£399,950 Freehold

A four bedroom detached family home located in a tucked away position within a quiet residential development. The property is situated in the village of Clutton and offers a single garage, driveway parking and an enclosed garden to the rear.

Burchill Close

Clutton, Bristol

BS39 5PR

 4  1  2 EPC C

£399,950 Freehold

DESCRIPTION

Located in a tucked away position in a quiet residential area, this four bedroom detached family home is well presented throughout and benefits from double glazing, gas fired central heating, single garage, driveway parking for 2 cars and enclosed gardens to the rear. In brief the accommodation comprises entrance hall with stairs rising to the first floor and having an internal door leading into the garage, sitting room to the front with a feature fireplace having an inset gas fire, kitchen/diner with a range of fitted wall and base units with worktops over and some integrated appliances and a door leading into the conservatory which overlooks the gardens to the rear. To the first floor is a good size landing with access to the attic space, main bedroom with fitted wardrobes and an en-suite shower room, three further bedrooms and a family bathroom. Internal viewing comes highly recommended.

OUTSIDE

To the front of the property is a block paved area providing parking for 2 cars which in turn leads to the single garage with up and over door and having power and light. Side access via a paved pathway leads to the front entrance and a gate giving access into the garden. The gardens to the rear are enclosed by fencing and are predominantly laid to lawn with two paved seating areas, lawned garden, garden shed, a selection of mature trees and bushes and all being encompassed by fencing. At the end of the garden is a stream.

LOCATION

Clutton is a village and civil parish on the eastern edge of the affluent Chew Valley, close to the Cam Brook River, in the Bath and North East Somerset Council area, within the ceremonial county of Somerset, and straddles both the A37 and A39. It is located 9 miles from Bristol and Bath, and 11 miles from Wells. Nearby are the villages of Temple Cloud, High Littleton and Chelwood. The town of Midsomer Norton is 5 miles away. The village also benefits from a local Primary School, The Railway Inn pub & restaurant and fantastic countryside walks.

COUNCIL TAX BAND

E





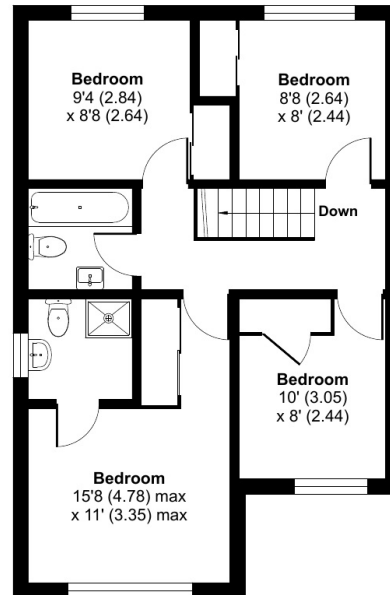
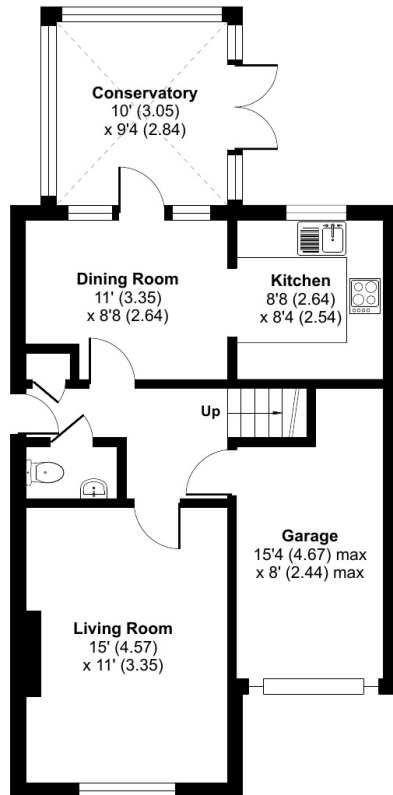
Burchill Close, Bristol, BS39

Approximate Area = 1076 sq ft / 100 sq m

Garage = 113 sq ft / 10.5 sq m

Total = 1189 sq ft / 110.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1094018

MIDSOMER NORTON OFFICE

Telephone 01761 411010

14, High Street, Midsomer Norton, Somerset BA3 2HP

midsomernorton@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

