

# Carlton Close

Clutton, Bristol, BS39 5SS

COOPER  
AND  
TANNER



## £375,000 Freehold

An extended and beautifully presented three bedroom semi detached family home, located in a quiet no through road with a detached single garage, block paved driveway parking and a good sized enclosed garden to the rear. Internal viewing comes highly recommended.

# Carlton Close

## Clutton, Bristol

### BS39 5SS

 3  1  1 EPC D

## £375,000 Freehold

### DESCRIPTION

An extended and beautifully presented three bedroom semi detached family home which has been the subject of modernisation and updating by the present owners, located in a quiet residential cul-de-sac within the sought after village of Clutton. The property offers a detached single garage, block paved driveway parking for 23 vehicles and enjoys a good sized enclosed garden to the rear. In brief the accommodation comprises an entrance hall with ample storage cupboards and stairs rising to the first floor landing, a superb kitchen/breakfast room with a range of fitted wall and base units with solid oak worktops over, integrated oven, hob, dishwasher and microwave and a breakfast bar area. There is a lounge/diner to the rear which overlooks the garden and has sliding patio doors to the paved terrace. In addition to the downstairs there is a good sized utility room/WC having a range of fitted units and solid oak worktops over. To the first floor is a good size landing, main bedroom to the front of the property, two further bedrooms overlooking the rear garden and an updated bathroom with shower over the bath. Internal viewing comes highly recommended to fully appreciate what this property has to offer.

### OUTSIDE

To the front of the property there is a block paved driveway providing parking for 2/3 cars. To the side of the property is the detached single garage and a personal gate leading to the rear garden. The gardens to the rear are encompassed by hedging and fencing and are a good size being on a corner plot. There is a paved seating area, lawned garden, summerhouse and borders. There are steps up to the terraced

part of the garden leading up onto the old railway line.

### 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

C

### AGENTS NOTE

Purchasers are to be made aware that the terraced part of the garden is not owned by the property but can be used as gardens. This forms the embankment of the old railway line and is still in ownership of the railway company.









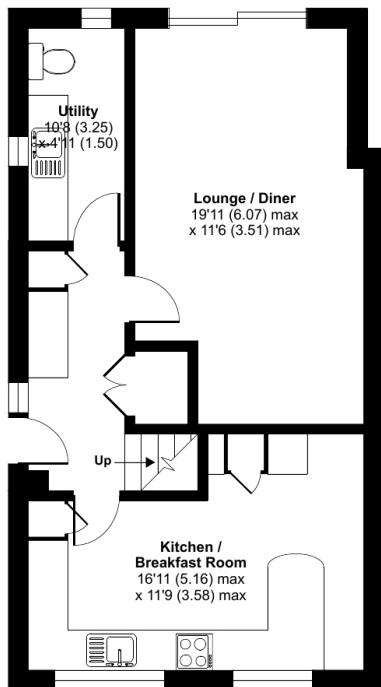
## Carlton Close, Clutton, Bristol, BS39

Approximate Area = 958 sq ft / 89 sq m

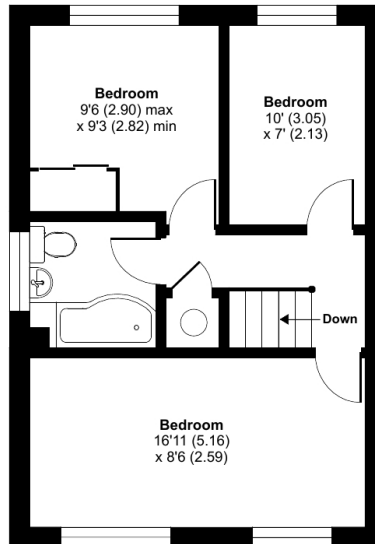
Garage = 153 sq ft / 14.2 sq m

Total = 1111 sq ft / 103.2 sq m

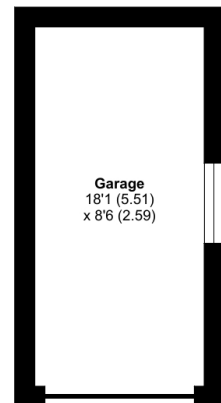
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1217931

MIDSOMER NORTON OFFICE

Telephone 01761 411010

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

[midsomernorton@cooperandtanner.co.uk](mailto: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.

