

Burchill Close

Clutton, Bristol, BS39 5PR

COOPER
AND
TANNER



£435,000 Freehold

A beautifully presented four bedroom detached family home tucked away in a quiet cul de sac location with driveway parking for several cars and an enclosed garden to the rear. Viewing recommended.

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BS39 5PR

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DESCRIPTION

Located in a quiet cul de sac location, this detached family home offers well presented accommodation over two floors with an enclosed garden to the rear, driveway parking for several vehicles and a storage area. The property offers superb living space and backs onto open countryside and woodland to the rear. In brief the accommodation comprises an entrance hall with a staircase rising to the first floor with a cloakroom leading off, sitting room with feature fireplace, open plan kitchen/dining space with a range of fitted wall and base units with space for appliances and a breakfast bar, french doors lead out on to the garden and an opening leads into the garden room which overlooks the garden. There is access from the kitchen into the storage area. To the first floor there is a good size landing, four bedrooms, all of which have built wardrobes. The spacious family bathroom has a separate shower cubicle. Internal viewing comes highly recommended to fully appreciate what this property has to offer.

OUTSIDE

To the front of the property there is a driveway providing parking for several vehicles. There is access to the storage area and a pathway to the left hand side leads to the front entrance. A personal gate to the side leads into the enclosed rear garden which is encompassed by fencing with a large paved terrace which is ideal for summer evenings and al-fresco dining. There is a lawned area of level garden and to the rear of the garden there is open countryside and woodland.

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

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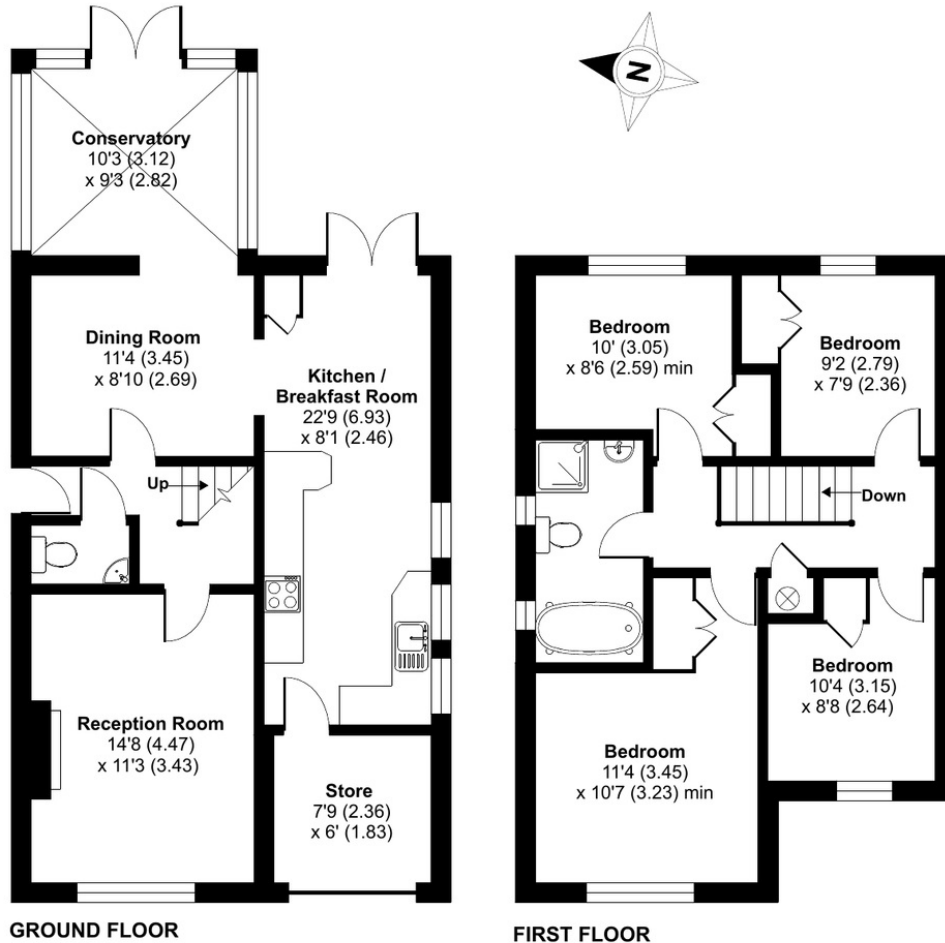
Burchill Close, Clutton, BS39

Approximate Area = 1245 sq ft / 115.6 sq m

Store = 60 sq ft / 5.6 sq m

Total = 1305 sq ft / 121.2 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). © nichecom 2024. Produced for Cooper and Tanner. REF: 1180482

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