

Burchill Close

Clutton, Bristol, BS39 5PR

COOPER
AND
TANNER



£399,950 Freehold

A beautifully modernised three bedroom detached family home located on a corner plot within this sought after village. The property enjoys a private sunny garden, single garage and driveway parking. Internal viewing comes highly recommended.

Burchill Close

Clutton, Bristol

BS39 5PR

 3  1  2 EPC C

£399,950 Freehold

DESCRIPTION

Enjoying views to the rear, over open countryside, this beautifully modernised and completely updated three bedroom detached family home is located in a quiet position towards the outside of the village. The property benefits from a single garage, with driveway parking to the front, enclosed gardens to the front and rear, gas fired central heating and double glazing. In brief the accommodation comprises an entrance hall, with a downstairs cloakroom/toilet, and a turning staircase rising to the first floor. Leading off the entrance hall there's a sitting room, complete with newly fitted engineered wood flooring running throughout with a bay window to the front and a door leading to the open plan kitchen/diner which is perfect for socialising. The kitchen has been completely renovated and has a range of fitted wall and base units with solid oak worktops over newly integrated oven, hob, microwave and fridge - and an under stairs storage/pantry. From the kitchen/diner there are french doors which lead to a conservatory/utility area with a selection of cupboards complete with oak worktops and a door opening to the rear garden. To the first floor there is a landing with an airing cupboard and access to the attic, main bedroom with modernised en-suite shower room and built-in wardrobe, two further bedrooms (one having another built-in wardrobe) and an updated family bathroom. Internal viewing comes highly recommended.

OUTSIDE

To the front of the property there is a private garden, encompassed by picket fencing and hedging, with a lawned area and paved pathway leading to the front entrance. There is a single garage with power and light and driveway parking to the front. Side access to the property via a wooden gate leads to the enclosed rear garden which benefits from sunlight throughout most of the day - predominantly laid to lawn and encompassed by fencing, stone walling and hedging. There are matured flower beds and borders housing a selection of plants and shrubs. A paved seating area provides a space for al-fresco dining, to enjoy those summer evenings!

LOCATION

Clutton is a beautifully quiet 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, straddling both the A37 and A39. It is located 9 miles from Bristol and Bath, and 11 miles from Wells. Nearby you will find Chew Valley Lakes as well as the villages of Chew Magna and Pensford. Clutton also benefits from a highly regarded Primary School and Pre-school, three pubs within walking distance and fantastic countryside walks on your doorstep.

COUNCIL TAX BAND

D





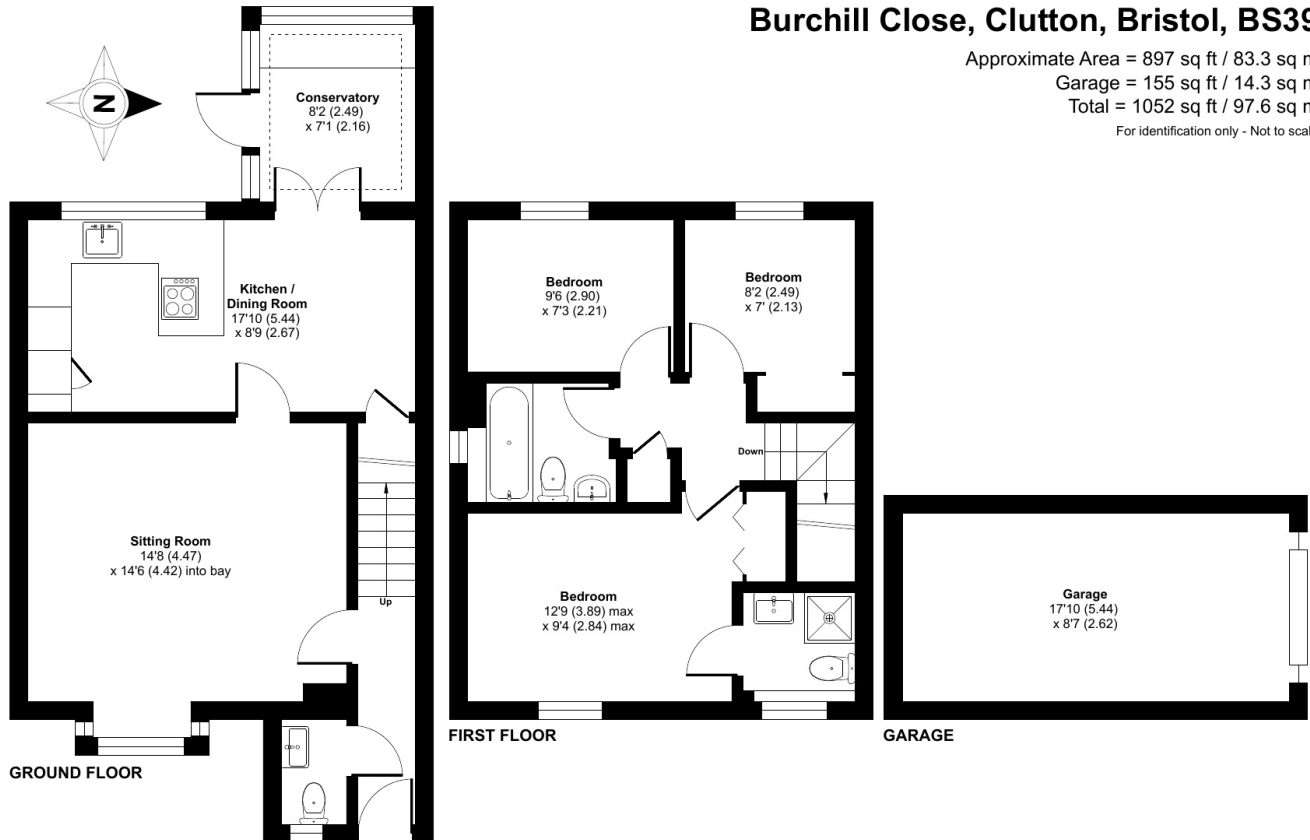
Burchill Close, Clutton, Bristol, BS39

Approximate Area = 897 sq ft / 83.3 sq m

Garage = 155 sq ft / 14.3 sq m

Total = 1052 sq ft / 97.6 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). © ncthecom 2024. Produced for Cooper and Tanner. REF: 1168933

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.

