



**G R E G O R Y S**  
— E S T A T E A G E N T S —

3 The Sidings  
Bristol, BS39 5EF

**£345,000**



Positioned within the popular village of Clutton is this spacious detached property constructed circa 2014. The impressive accommodation can be found to three floors with a sense of space particularly prominent to the upper two floors where not only can three bedrooms be found, but also two en-suites and a family bathroom. To the ground floor an entrance hallway provides access to a cloakroom and lounge. In turn the lounge leads to a large and contemporary kitchen / diner over looking the private rear garden. Externally this family home has been enhanced via the extended driveway, now offering parking for two vehicles, whilst still offering a size-able garage for either more parking or room for a practical utility area. Furthermore an easy maintenance garden can be found to the rear aspect. An impressive detached residence.

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## ACCOMMODATION

### ENTRANCE HALLWAY

Upvc double glazed door to the front aspect, wood flooring, double glazed window to the side aspect, stairs leading to the first floor, radiator, doors to rooms

### CLOAKROOM

A two piece white suite comprising a low level wc and wash hand basin, radiator, wood flooring, extractor fan, obscure double glazed window to the front aspect

### LOUNGE 15' 1" x 12' 9" (4.605m x 3.883m)

(Measurements taken to the widest point) Double glazed windows to the front and side aspects, wood flooring, radiator, under stairs storage cupboard, opening to the kitchen / diner

### KITCHEN / DINER 15' 11" x 11' 8" (4.853m x 3.552m)

(Measurements taken to longest point) The kitchen comprises matching high gloss white wall and base units with roll top work surfaces over, one and a half bowl sink and drainer unit with mixer taps over, tiled splash backs, integrated oven and gas hob with extractor hood over, space for a fridge / freezer and washing machine, spot lighting, radiator, wood flooring, double glazed French doors with side panel windows with further double glazed window to the rear aspect

### FIRST FLOOR LANDING

Stairs leading from the ground floor, double glazed window to the side aspect, doors to rooms, stairs leading to the second floor

### BEDROOM TWO 11' 1" x 11' 1" (3.37m x 3.37m)

Double glazed window to the rear aspect, radiator, wood flooring,, door to the sn-suite

### EN-SUITE

A three piece white suite comprising a low level wc, pedestal wash hand basin and a large walk in shower enclosure, chrome heated towel radiator, part tiled walls, with high gloss tiled flooring, extractor fan, obscure double glazed window to the rear aspect

### BEDROOM THREE 12' 9" x 9' 7" (3.878m x 2.913m)

Double glazed window to the front aspect, radiator, wood flooring

### BATHROOM

A three piece white suite comprising a low level wc, pedestal wash hand basin and a paneled bath, part tiled walls with high gloss tiled flooring, extractor fan, chrome heated towel radiator, obscure double glazed window to the front aspect

### SECOND FLOOR LANDING

Stairs leading from the first floor, 'Velux' window to the rear aspect, radiator, door to master bedroom

### MASTER BEDROOM 17' 1" x 9' 2" (5.207m x 2.797m)

Dual aspect windows with double glazed window to the front aspect and double glazed window to the front aspect, two radiators, wood flooring, loft hatch, door to en-suite

### EN-SUITE

A three piece white suite comprising a low level wc, pedestal wash hand basin and walk in shower enclosure, part tiled walls with high gloss tiled flooring, extractor fan, chrome heated towel radiator, storage cupboard

### FRONT ASPECT

A block paved driveway providing off street parking for two vehicles, area of lawn, side pedestrian access gate leading to the rear garden

### REAR ASPECT

A courtyard style garden with areas of patio laid to paving and decking, raised planters, enclosed via boundary wall and fencing

### GARAGE 17' 3" x 9' 4" (5.27m x 2.85m)

Up and over door providing vehicle access from the driveway, power and light supply, storage into the eaves, Upvc door to the rear garden





# Energy Performance Certificate

3, The Sidings, Clutton, BRISTOL, BS39 5EF

**Dwelling type:** Detached house  
**Date of assessment:** 11 March 2014  
**Date of certificate:** 29 October 2014  
**Reference number:** 9898-1049-7367-2694-4944  
**Type of assessment:** SAP, new dwelling  
**Total floor area:** 108 m<sup>2</sup>

### Use this document to:

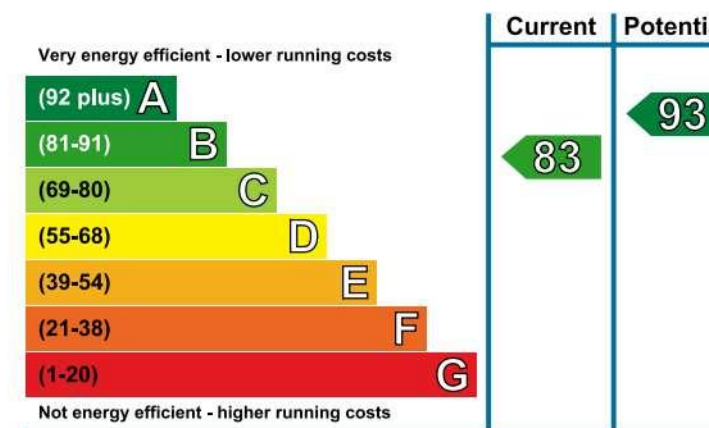
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,392</b>
<b>Over 3 years you could save</b>	<b>£ 108</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 189 over 3 years	£ 189 over 3 years	
Heating	£ 891 over 3 years	£ 891 over 3 years	
Hot Water	£ 312 over 3 years	£ 204 over 3 years	
<b>Totals</b>	<b>£ 1,392</b>	<b>£ 1,284</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

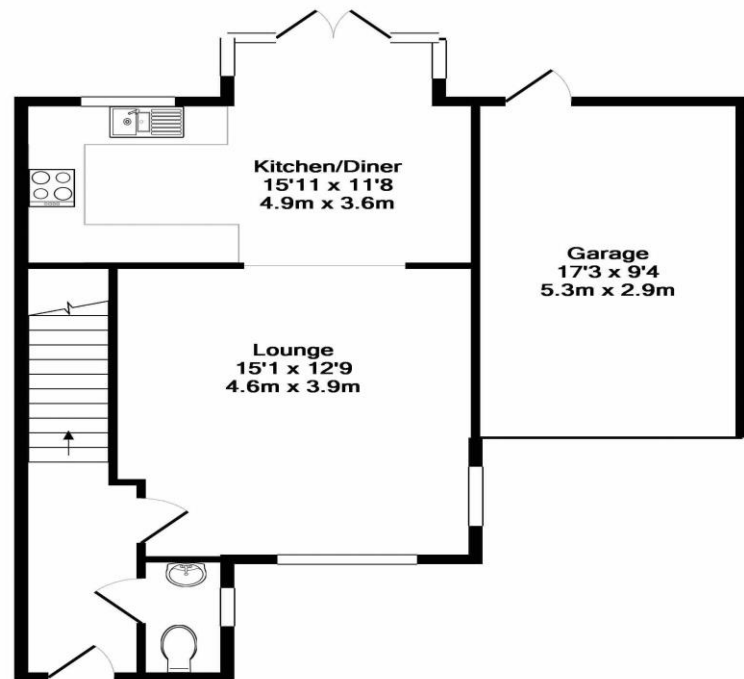
The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Actions you can take to save money and make your home more efficient

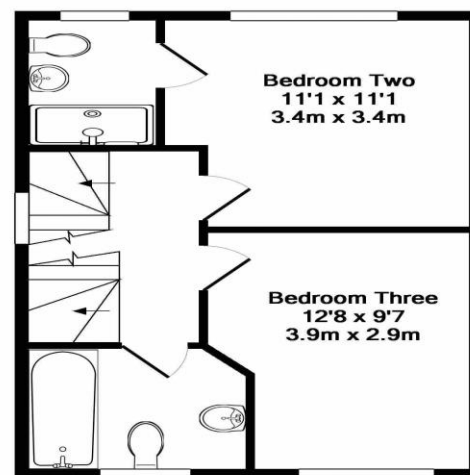
Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 111
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 810



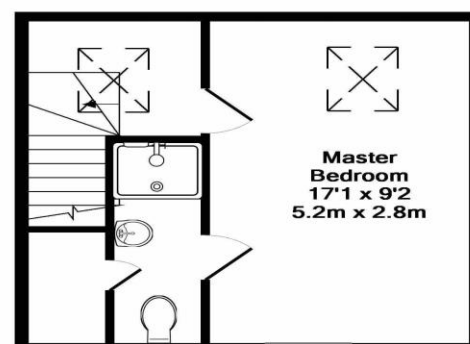
Ground Floor  
Approx. Floor Area 605 Sq.Ft. (56.2 Sq.M.)

Total Approx. Floor Area 1252 Sq.Ft. (116.3 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1st Floor  
Approx. Floor Area 375 Sq.Ft. (34.9 Sq.M.)



2nd Floor  
Approx. Floor Area 271 Sq.Ft. (25.2 Sq.M.)