



34 Parkfield Gardens, Bishop Sutton, Bristol, BS39 5XF

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- Detached Family Home
- Beautifully Presented Throughout
- Large Kitchen/Diner
- Utility and Downstairs Loo
- Four Bedrooms, One with Ensuite
- Luxury Family Bathroom
- Garden and Patio Area
- Half Garage and Garden Store
- Close to Amenities
- Country Walks on your Doorstep



Stunning Family Home!!

Tucked away on a peaceful road in the desirable village of Bishop Sutton, this beautifully presented detached home offers stylish, spacious living-perfect for modern family life. Lovingly reconfigured by the current owners, this 1960s property now boasts a thoughtfully designed layout that blends comfort and functionality.

Step through the front door into a welcoming entrance hall with a convenient cloakroom and internal access to the garage/workshop. The cosy sitting room features built-in storage and a charming log-burning stove, ideal for relaxing evenings. The well-equipped utility room provides additional storage and handy access to the garden.

The heart of this home lies at the rear- a stunning open-plan kitchen, dining, and family room. This light-filled space is perfect for everyday living and entertaining, with three-pane sliding doors opening onto a generous patio. The Shaker style kitchen is fitted to a high standard and includes a large breakfast bar, seamlessly connecting with the family and dining areas. It's a space that truly brings the outdoors in-ideal for alfresco dining and summer BBQs.

Upstairs, you'll find four double bedrooms, including a generous principal suite with a sleek en-suite shower room. The remaining bedrooms are served by a luxurious family bathroom, stylishly appointed with high-end finishes.

Outside, the rear garden is mainly laid to lawn, The patio area provides the perfect spot for relaxing or entertaining. To the front, the driveway offers ample parking in front of the garage.

This exceptional property is a rare find in a thriving village community. Don't miss the chance to make it yours-contact us today to arrange your viewing

Bishop Sutton is a sought-after family friendly village to the eastern edge of Chew Valley Lake. Highly acclaimed for its community and excellent range of amenities, the village boasts a superb array of facilities including a supermarket, a hairdressers, a popular village public house and a Post Office.

Bishop Sutton is celebrated for being a lively village, with thriving tennis and football clubs for any discerning sport enthusiasts, and a village hall offering events and which can be hired for private events. Bishop Sutton and nearby Stanton Drew school both boast outstanding Ofsted reports. The nearby Chew Valley School is well regarded with an excellent sixth form.

The Chew Valley is renowned for its beauty, with the lakes notable for their excellent fishing, birdlife and sailing. Country lovers can enjoy stunning walks all around Chew Valley and on the Mendips close by.

The Lake is further enriched by the popular Salt & Malt Restaurant which is owned by Celebrity Chef Josh Eggleton and celebrated by locals and visitors alike.

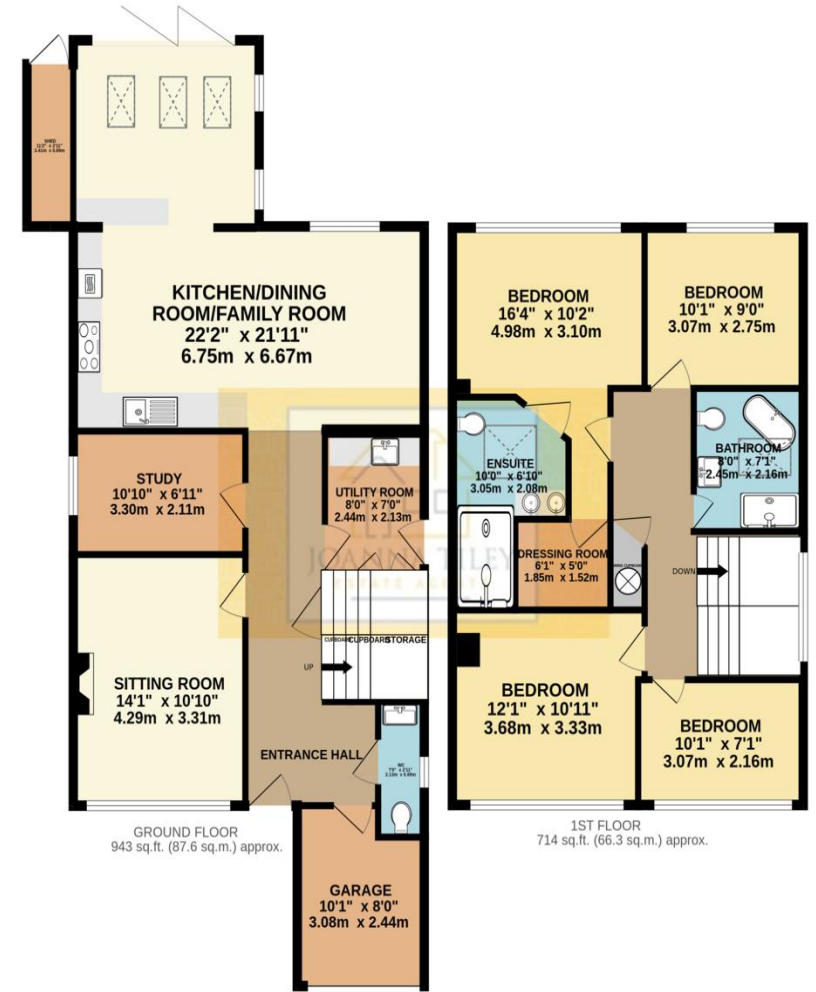
The village is perfectly placed for commuting to both Bristol and Bath. There is a regular bus service from the village to Bristol, and both Bristol Temple Meads and Bath Spa railway stations which provide services to London and the national rail network. Access to both the M4 and M5 are within a reasonable distance, and Bristol International Airport has flights to Europe and connections to the rest of the World.





Ground Floor
 ENTRANCE HALL 8'5" x 21'0"
 W/C 2'11" x 7'0"
 SITTING ROOM 10'10" x 14'1"
 STUDY 10'10" x 6'11"
 UTILITY ROOM 7'0" x 8'0"
 KITCHEN/DINING ROOM/FAMILY ROOM 22'2" x 21'11"
 GARAGE 8'0" x 10'1"
 SHED 2'11" x 11'2"

First Floor
 LANDING 12'2" x 16'4"
 BEDROOM 10'1" x 7'1"
 BEDROOM 12'1" x 10'11"
 BATHROOM 7'1" x 8'0"
 BEDROOM 10'1" x 9'0"
 BEDROOM 10'2" x 16'4"
 ENSUITE 6'10" x 10'10"
 DRESSING ROOM 6'10" x 5'0"
 AIRING CUPBOARD 2'2" x 5'1"



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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