



41 Summer Leaze, Bishop Sutton, Bristol, BS39 5EG

- Semi-detached Family Home
- Sitting Room
- Kitchen/Diner with French Doors to Garden
- Principal Bedroom with Ensuite
- Two Further Double Bedrooms
- Family Bathroom Plus Downstairs W.C
- Garden with Patio
- Garage and Driveway
- Close to Amenities
- Village Location



FAMILY HOME IN A SOUGHT-AFTER LOCATION!

This stylish and modern property is designed for flexible family living. The heart of the home is a well-appointed kitchen/dining room featuring a handy utility area and French doors that open onto the garden-perfect for both everyday life and entertaining. A spacious dual-aspect sitting room floods with natural light, creating a warm and welcoming space to relax. Upstairs, you'll find three generously sized double bedrooms, including a principal bedroom with en-suite. Two of the bedrooms come complete with built-in wardrobes, and a sleek family bathroom adds to the practicality. Outside, the low-maintenance garden with attractive flower borders provides the perfect outdoor retreat. Additional benefits include a private driveway and garage.

Ready to welcome its next owners, this beautiful home is ideal for families seeking a balance of modern comfort and village charm. Get in touch with our friendly team 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 3'1" x 9'8"

W.C 2'10" x 5'0"

CUPBOARD 3'1" x 1'1"

SITTING ROOM 13'1" x 16'1"

KITCHEN/DINER 20'0" x 13'10"

First Floor

LANDING 9'4" x 9'6"

BEDROOM 10'1" x 10'0"

ENSUITE 7'1" x 3'10"

BEDROOM 10'1" x 9'1"

BEDROOM 9'0" x 9'0"

FAMILY BATHROOM 7'1" x 6'1"

CUPBOARD 3'11" x 2'1"

CUPBOARD 2'9" x 2'6"

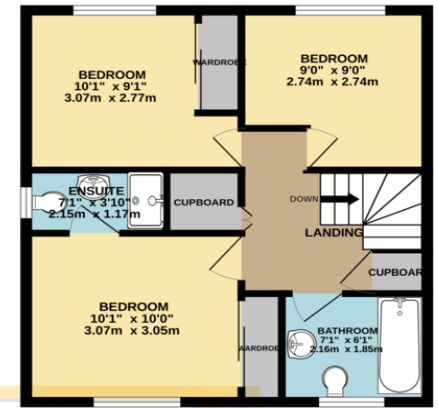
Outside

GARAGE 10'1" x 20'1"

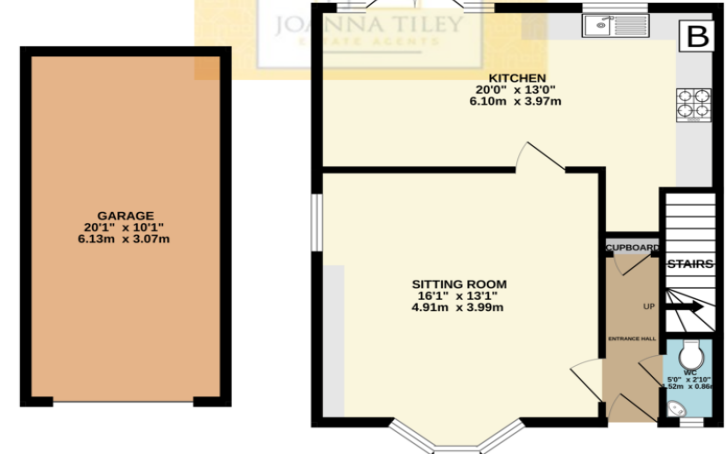
EPC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | 79 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 1144 sq.ft. (106.2 sq.m.) approx.

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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