



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



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- Detached Family Home
- Generous Size Plot
- Modern Kitchen/Breakfast Room
- Sitting Room with Bay Window
- Four Good Sized Bedrooms
- Principle Room with Ensuite
- Sunny Wrap Around Garden
- Potential to Extend
- Garage and Parking
- Council Tax: E



### DETACHED FAMILY HOME IN A QUIET LOCATION

This is a great family detached home with a sunny wrap-around enclosed garden, lovely walks on your doorstep and close to all the amenities that Bishop Sutton has to offer. This home is all a growing family could want with a bright spacious sitting room, a second reception room which is currently used as a home office and a snug leading from the kitchen breakfast room. The modern kitchen/breakfast room is a light and bright space with direct access to the garden. All rooms lead from the welcoming reception hallway with ample storage and the all-important downstairs loo. There is a utility room off the kitchen as well with direct access to the garden – perfect for muddy wellies!

Upstairs the principal bedroom has an ensuite shower room and there are three further bedrooms and a modern family bathroom.

Outside the garden to the front and rear are well stocked with mature planting and good-sized lawns – loads of space for the kids to run around and for play equipment. A patio straight from the kitchen is ideal for alfresco dining and the garden has a good deal of privacy. The property benefits from a garage with a secret wild garden adjacent – great for the kids to explore!

We'd love to show you round this detached family home, please give us a call to view!

**Bishop Sutton** is the closest village to Chew Valley Lake where you can find Salt and Malt owned by Celebrity Chef Josh Eggleton. It's a lively village with tennis and football clubs and a village hall that can be hired for private events. Amenities include a supermarket, a hairdresser, a popular pub and a Post Office/convenience store. Bishop Sutton and nearby Stanton Drew school have both got outstanding Ofsted reports ([www.bishopsuttonstantondrew.co.uk](http://www.bishopsuttonstantondrew.co.uk)). Chew Valley School is well regarded with an excellent sixth form. ([www.chewvalleyschool.co.uk](http://www.chewvalleyschool.co.uk))

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

The village is perfectly placed for commuting to both Bristol and Bath. There is a regular bus service from the village to Bristol and railway stations at Bristol Temple Meads and Bath Spa 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.









## ROOM DIMENSIONS

### Ground Floor

HALLWAY 7'3" x 11'2"

SITTING ROOM 12'1" x 18'8"

STUDY 7'4" x 7'0"

LOO 2'7" x 5'4"

SNUG 10'6" x 8'6"

KITCHEN BREAKFAST ROOM 16'1" x 15'9"

UTILITY ROOM 5'2" x 5'4"

### First Floor

LANDING 9'9" x 7'7"

BEDROOM 12'2" x 12'3"

BEDROOM 10'3" x 9'1"

BATHROOM 6'9" x 5'5"

BEDROOM 9'7" x 10'3"

BEDROOM 11'6" x 12'6"

ENSUITE 4'7" x 7'5"

GARAGE 10'0" x 20'3"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 1549 sq.ft. (143.9 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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**Joanna Tile Estate Agents**

Unit 1c Fairseat, Stoke Hill, Chew Stoke, BS40 8XF

T: 01275 33 33 11 E: [info@joannatiley.com](mailto:info@joannatiley.com) W: [www.joannatiley.com](http://www.joannatiley.com)