



FOR SALE
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3 Sutton Park, Bishop Sutton, Bristol, BS39 5UQ

- Spacious Detached Family Home
- Large Sitting Room, Separate Dining Room and Garden Room
- Well Fitted Kitchen/Breakfast Room
- Study, Utility and Downstairs Loo
- Master Bedroom with Ensuite
- Three Further Double Bedrooms
- Family Shower Room
- Beautifully Maintained, Sunny Garden
- Cul-de-Sac in Central Village Location
- Double Garage and Parking



SUBLIME FAMILY HOME IN A CUL-DE-SAC LOCATION!

So much space and light in this beautifully maintained and stylish property set in a good size plot with a lovely garden surrounding it.

You approach the property via the private driveway and into the welcoming reception hall with a feature gallery landing. There are dual aspect windows in the large sitting room with sliding doors onto the terrace that overlooks the garden. Double doors lead you into the dining room - again with sliding door on to the terrace. The modern kitchen has plenty of storage with integral appliances and ample room for table and chairs. There is the ever-useful separate utility/boot room with extra storage. There is good sized additional reception room which is currently used as a study band could equally be used as a snug or playroom.

Upstairs we have the master bedroom, complete with fitted wardrobes and a full ensuite bathroom. Three further double bedrooms share a modern bathroom. Outside the gardens are well stocked with mature plants creating lovely areas to relax and lawns for the children to play.

There is plenty of parking and a double garage.

We are looking forward to showing you this property and all it has to offer, call us for more information and 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.





ROOM DIMENSIONS

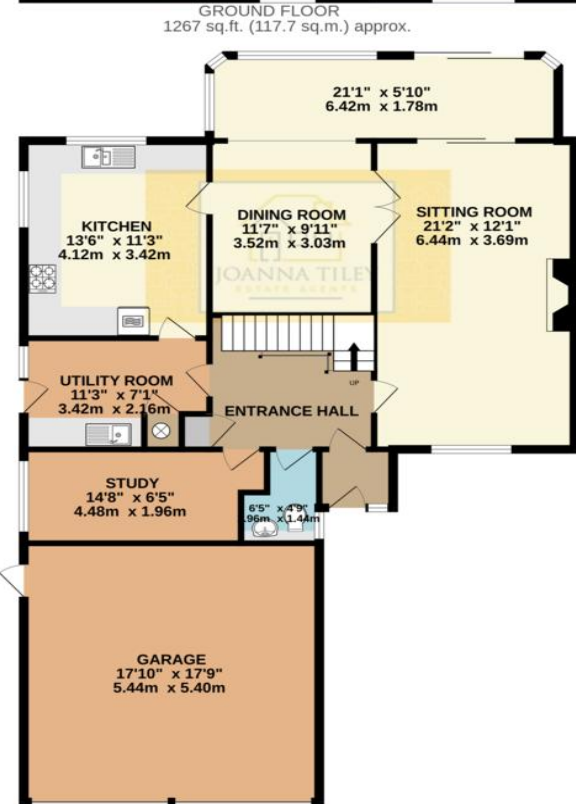
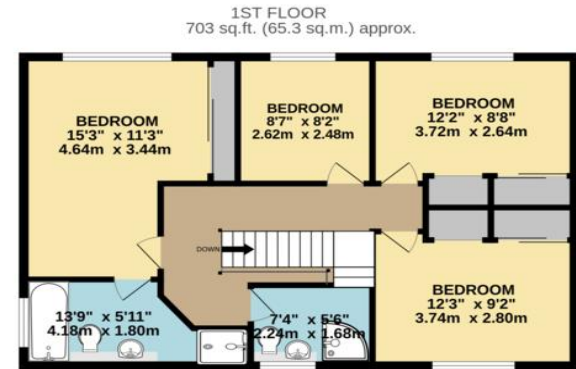
Ground Floor

PORCH 4'6" x 4'0"
 ENTRANCE HALL 9'11" x 9'2"
 SITTING ROOM 21'2" x 12'1"
 DINING ROOM 11'7" x 9'11"
 SUN ROOM 21'1" x 5'10"
 KITCHEN/BREAKFAST ROOM 13'6" x 11'3"
 UTILITY ROOM 11'3" x 7'1"
 STUDY 14'8" x 6'5"
 LOO 6'5" x 4'9"

First Floor

LANDING 16'0" x 9'11"
 BEDROOM 15'3" x 11'3"
 ENSUITE 13'9" x 5'11"
 BEDROOM 8'7" x 8'2"
 BEDROOM 12'2" x 8'8"
 BEDROOM 12'3" x 9'2"
 SHOWER ROOM 7'4" x 5'6"

DOUBLE GARAGE 17'10" x 17'9"



TOTAL FLOOR AREA : 1970 sq.ft. (183.0 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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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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