



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



- Village Location Close to Amenities
- Open Plan Kitchen and Dining Room
- Sitting Room with Bay Window
- Master Bedroom with En-suite
- Two Further Double Bedrooms
- Family Bathroom
- Garage with Parking for 2 Cars
- Village Location Close to Amenities
- Well Presented Throughout
- Amazing Walks on your Doorstep



Beautifully Presented Family Home with a Larger-Than-Average Garden
Tucked away on the edge of a small development in the sought-after village of Bishop Sutton, this charming home is a hidden gem. Very well maintained, it offers a wonderful sense of space and comfort throughout.

The bright entrance hallway is welcoming has a useful downstairs cloakroom and storage cupboard. From here, the spacious sitting room is a great space to relax – it is flooded with natural light from the large bay window and offers a cosy but smart space for everyday living.

To the rear of the property, the generous kitchen/breakfast room is perfectly suited to modern family life. Stretching across the width of the house, it provides ample space for dining and entertaining, with a neat utility area tucked away for added practicality. French doors open directly onto the terrace and garden, seamlessly blending indoor and outdoor living.

Upstairs, there are three well-proportioned bedrooms, including a lovely main bedroom with ensuite facilities, along with plenty of built-in storage and a contemporary family bathroom.

The property has lapsed planning permission to extend the living space and create a fourth bedroom suite, offering potential for future growth.

Outside, the larger-than-average corner plot garden is a real highlight. There is plenty of room for kids to play, for garden furniture and barbecues, or simply to relax with a glass of something chilled on a summer's evening. The garage can also be accessed directly from the garden.

A beautifully presented and welcoming family home in a lovely village setting. Please give us a call – we would be delighted to show you around.

EPC AWAITED



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