



50 Rogers Close, Clutton, Bristol, BS39 5RX

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£275,000

- Village Location
- Great Presentation
- Sunny Garden
- Sitting Room with Wood Burner
- Modern Kitchen with Breakfast Room
- Utility/boot room & Cloakroom
- 3 Bedrooms
- Modern Bathroom
- Veggie Patch
- Ample off-road parking.



FAMILY HOME WITH A SUNNY GARDEN AND PLENTY TO OFFER!

The house has been renovated to a high standard with plenty of room for a family!

Leading from the stylish hallway (with plenty of space for coats and bags) is a fully fitted kitchen with double doors leading to a separate dining room with a feature fireplace and plenty of room for a family table and access to the large sunny patio area via double doors. Leading off the kitchen there is a large utility/boot room leading to the ever-useful downstairs loo. The utility room benefits from its own entrance, ideal for a muddy dog and welly boots after a country walk!

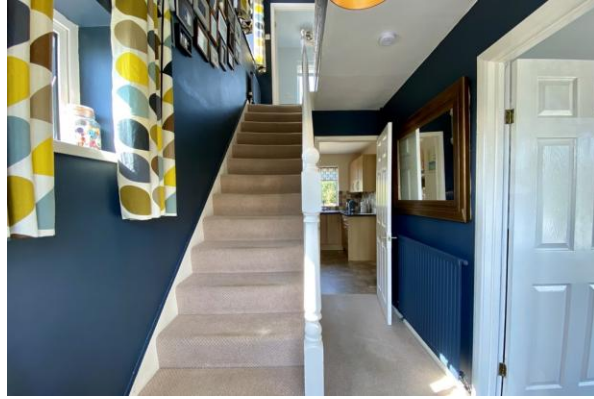
The property has a light and bright modern sitting room with a log burner, great for getting cosy and watching the latest Netflix series! Upstairs there are two good sized bedrooms with a further bedroom/home office, a modern family shower room and storage cupboard.

If you have green fingers you are spoilt for choice in the garden as it has a garden shed, green house and veggie patch! To the front of the property there is a drive with two parking spaces.

Clutton is one of the only villages in the area which is completely surrounded by farmland and countryside - it has beautiful walks and the very pretty Greyfield Woods. Clutton is a thriving community, with a great Primary School (www.cluttonschool.com) and secondary schooling at nearby Somervale, Norton Hill and Chew Valley schools.

The village has several pubs including the very popular Railway Inn and the Hunter's Rest.

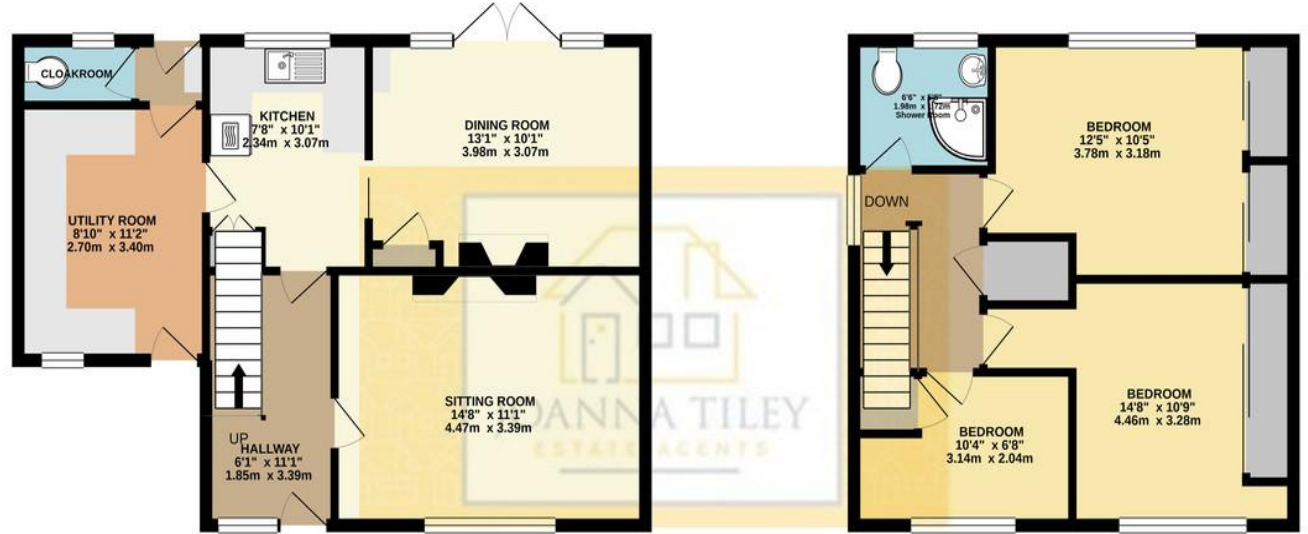
The village is perfectly placed for commuting to both Bristol and Bath with a regular bus service to Bristol and railway stations at Bristol Temple Meads and Bath Spa with trains to London and links to the national rail network. Access to both the M4 and M5 are within a reasonable distance and Bristol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





GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.

1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



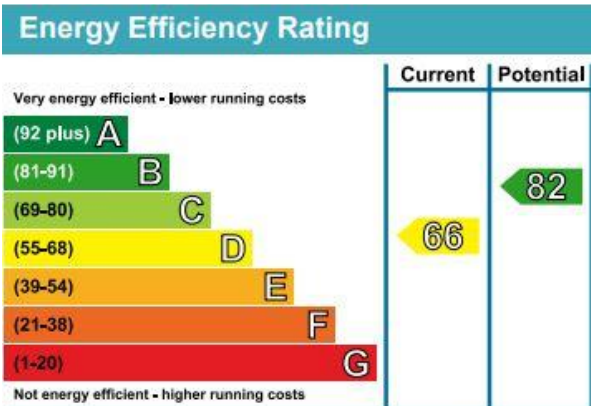
ROOM MEASUREMENTS

Ground floor

- SITTING ROOM 14'8" x 11'1"
- DINING ROOM 13'1" x 10'1"
- KITCHEN 7'8" x 10'1"
- UTILITY ROOM 8'9" x 11'2"
- CLOAKROOM 5'6" x 2'10"

First floor

- BEDROOM 12'5" x 10'5"
- BEDROOM 14'8" x 10'9"
- BEDROOM/STUDY 10'4" x 6'8"
- SHOWER ROOM 6'6" x 5'8"



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