



Bishopston, Church Lane, Clutton, Bristol, BS39 5SH

Guide Price £450,000

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Bishopton, Church Lane, Clutton, Bristol, BS39 5SH

'Bishopton' bathed in natural light, this charming three-bedroom bungalow, located in the tranquil village of Clutton, Bristol, is the perfect countryside retreat. Featuring an open-plan living and dining area, a fully equipped kitchen, and a new four-piece bathroom, this detached bungalow is an ideal family home. A new roof has been added and I feel lends itself to a conversion subject to consents to create more bedrooms and to maximize those wonderful views. In its current guise is ready made for retirees and down sizers as well.

Boasting level gardens, a garage, and a driveway, this property offers ample outdoor space for relaxing and entertaining, with picturesque rural views over the surrounding green fields. The location of this property offers excellent school catchments, making it especially ideal for families with kids or those planning to start a family.

Church Lane, where the bungalow is situated, is a small and peaceful street surrounded by green fields and located near the Mendip hills, making it perfect for nature enthusiasts. Clutton is a popular village in the Bath and North East Somerset district of Bristol, and it provides a calm and relaxed lifestyle with a variety of nearby amenities, including local shops and nearby pubs and restaurants. This delightful bungalow is sold with no onward chain and provides the opportunity to live in a cozy home located in one of the country's most beautiful regions.





Entrance Hall

1.38m x 1.13m (4'6" x 3'8")

Obscure double glazed door and windows to the front aspect with lattice style, polystyrene ceiling tiles, exposed stone walls and tiled floor.

Hallway

Single glazed French doors to the front aspect, textured and cove ceilings, Airing cupboard with tank and shelving, storage cupboard with shelving, heating control thermostat and floor heating vent.

Living/Dining Room

6.59m max x 5.15m max (21'7" x 16'10")

Two double glazed windows to the front and side aspects, textured and cove ceilings, wall mounted light, fire place with stone surround, marble style hearth and inset coal effect gas fire, wall mounted heating control dial, television, telephone points and three heating vents.





Kitchen

4.32m max x 2.94m (14'2" x 9'7")

Obscure double glazed door to the rear aspect with a double glazed window, textured ceiling, a range of wall and base units with tiled splash backs, laminate work surfaces with a 1 & 1/2 bowl sink/drainage unit with a mixer tap. There is a good range of integral appliances including an electric oven, microwave, electric hob with extractor hood over, fridge and freezer. There is also space for a washing machine.

A cupboard housing the floor mounted gas boiler, a wall mounted fuse box consumer unit, vinyl floor and heating vent. (boiler serviced august 2023)

Bedroom One

4.2m x 3.39m (13'9" x 11'1")

Double glazed window to the front and side aspects, cove ceilings, space for wardrobes, panic alarm and heating vent.



Bedroom Three

3.12m x 2.2m (10'2" x 7'2")

Double glazed window to the rear aspect and a single glazed slatted window above the door.

Bathroom

3.02m max x 2.8m max (9'10" x 9'2")

Obscure double glazed windows to the rear and side aspects, recessed spot lights, extractor fan, partially tiled walls and a vinyl floor. There is a modern white four piece suite comprising of a shower cubicle with mixer shower, bath with shower attachment, vanity unit with a wash hand basin and a low level WC.

Rear Garden

15.7m x 14.06m (51'6" x 46'1")

Enclosed by wall and fencing with two side access gates, one to each side. The garden is level and in the main laid to lawn with a patio area to the side, two areas of planted borders filled with shrubs, two areas of shingle, a



Front Garden

A stone wall frontage with steps leading to a level area of shingle stones creating a low maintenance area with planted borders of flowers and shrubs, a tree to the corner and side gate leading to the side garden with is laid to lawn with planted borders.

Garage

4.97m x 2.73m (16'3" x 8'11")

A roller door to the front aspect with a single glazed window to the rear aspect, power and light.

Driveway

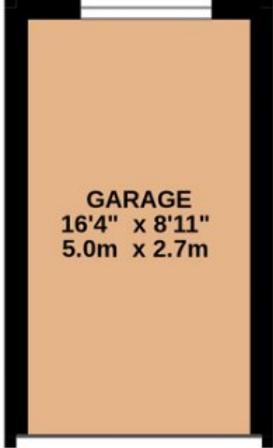
Laid to tarmac and provides space for three cars alongside the property. The driveway also leads to the front of the property providing a further space.



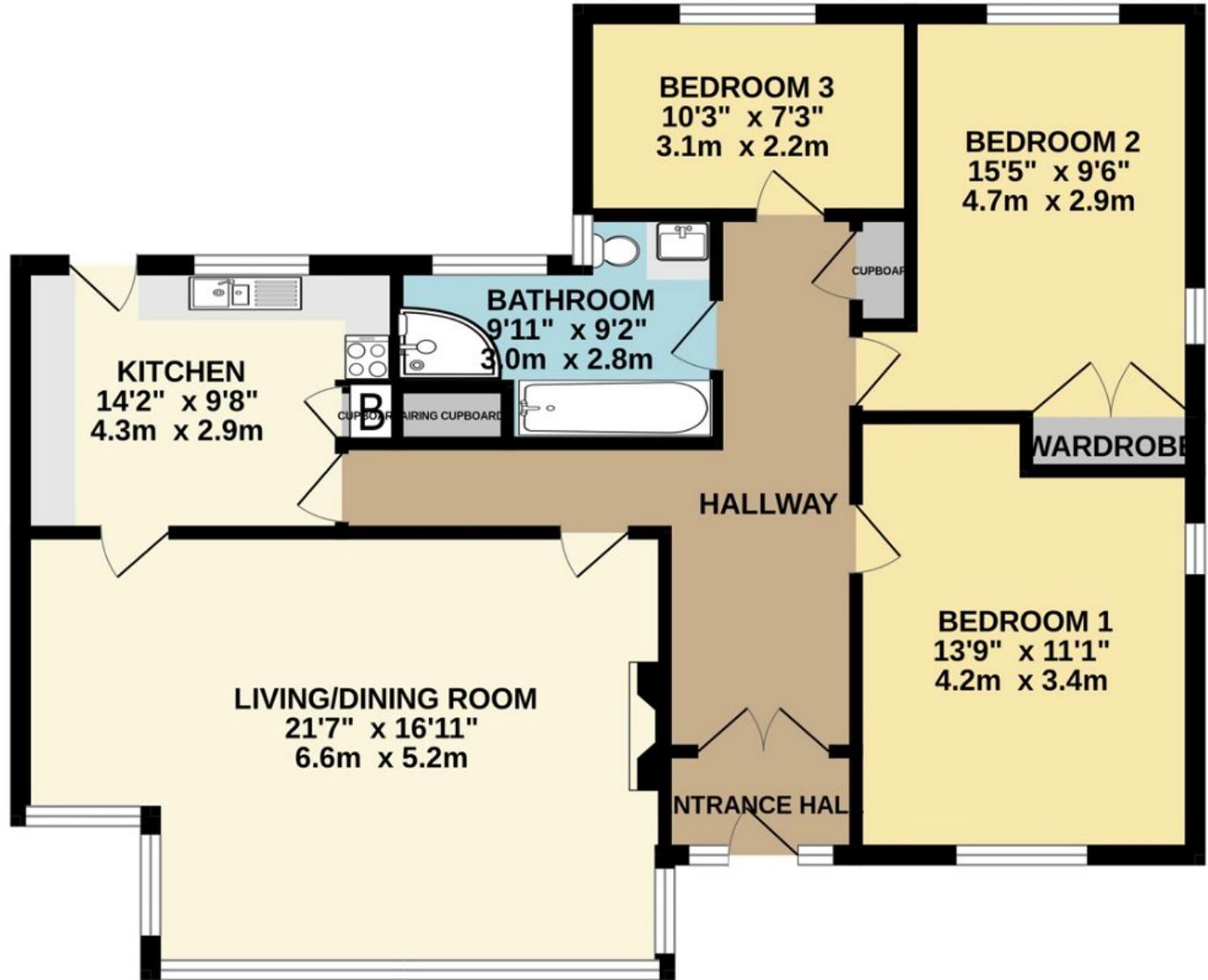




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		



GARAGE
16'4" x 8'11"
5.0m x 2.7m



KITCHEN
14'2" x 9'8"
4.3m x 2.9m

BATHROOM
9'11" x 9'2"
3.0m x 2.8m

BEDROOM 3
10'3" x 7'3"
3.1m x 2.2m

BEDROOM 2
15'5" x 9'6"
4.7m x 2.9m

LIVING/DINING ROOM
21'7" x 16'11"
6.6m x 5.2m

HALLWAY

WARDROBE

BEDROOM 1
13'9" x 11'1"
4.2m x 3.4m

ENTRANCE HALL