



Woodcroft, Bishop Sutton, BS39 5XN

Guide Price £345,000

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Woodcroft, Bishop Sutton, BS39 5XN

Hidden away at the head of a small cul-de-sac you'll find this charming Semi-detached home, dating back to the 1950's. With woodlands to the foreground and Chew Valley Lake in the background, it's a really great location for those looking for a quieter lifestyle in a highly sought after village by the water.

Families especially can take advantage of the highly revered local schools and amenities. One to be on your viewing list for sure.

Open to offers relative to an onward purchase.

To view please quote NF0664





Hallway

Door to the front aspect with part obscure double glazing, stairs to the first floor with an under-stairs storage cupboard, radiator and laminate flooring. Here you access to both the living room and dining room to either side.

Living Room

5.14m x 3.34m (16'10" x 10'11")

Double glazed windows to the front and rear aspects, recessed spot lights, two radiators, telephone and television sockets, USB power sockets and laminate flooring.

Kitchen

4.92m x 2.2m (16'1" x 7'2")

Two double glazed windows to the rear aspect (one behind a storage cupboard), obscure double glazed door to the rear aspect, recessed spot lights, connecting doors to the living room and dining room. There is a good range of wall and base units in dark brown with black laminate work tops, tiled splash backs and a stainless steel sink/drainer unit with mixer taps. Integral appliances include a Neff electronic oven, four ring gas hob and pull out extractor hood over. There is also space for a fridge/freezer, washing machine and tumble dryer. There is also a fuse box cupboard, radiator and vinyl tiled effect flooring.





Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		



Dining Room

3.02m x 2.78m (9'10" x 9'1")

Double glazed window to the front aspect, obscure glazed door to the kitchen and wooden door to the hallway. There is an open fireplace with a tiled surround, radiator, television aerial and laminate flooring.

Landing

Double glazed window to the rear aspect, smoke alarm, loft hatch with pull down ladder, partial boarding, power and light, radiator and a storage cupboard housing the wall mounted Vaillant boiler.

Bedroom One

3.61m x 3.34m (11'10" x 10'11")

Double glazed window to the front aspect, radiator and a storage cupboard with shelving.

Bedroom Two

3.89m x 2.8m (12'9" x 9'2")

Double glazed window to the front aspect, radiator, television point and a storage cupboard with shelving.

Bedroom Three

3m x 2.23m (9'10" x 7'3")

Double glazed window to the rear aspect and a radiator.

Shower Room

2.38m x 1.36m (7'9" x 4'5")

Obscure double glazed window to the rear aspect, recessed spotlights, extractor fan, shaving socket, partially tiled walls, heated chrome towel radiator and vinyl floor. There is a modern three piece suite comprising of a double shower cubicle with mixer shower and glass screens, floating vanity unit with wash hand basin and a low level WC.

Rear Garden

19.05m x 10.91m (62'6" x 35'9")

The rear garden is L-shaped, westerly facing and fairly level. Its fully enclosed with wood and metal fencing, with side and rear access gates. Its mainly laid to patio of ornate indian sandstone raj green slabs with a variety of warm oranges and brown colours, an area of shingle and a lawn area, making it a very manageable and year round use garden.

Outbuildings

Immediately behind the kitchen is an out building divided into three sections.(could be combined to create a home office or living space subject to any consents)

Store 3.34m x 1.67m with a single glazed window to the rear aspect, with power and light.

Shed 1.58m x 0.93m for storage with an air vent.

WC 1.66m x 0.91m Obscure single glazed window to the side aspect, with a high level WC.





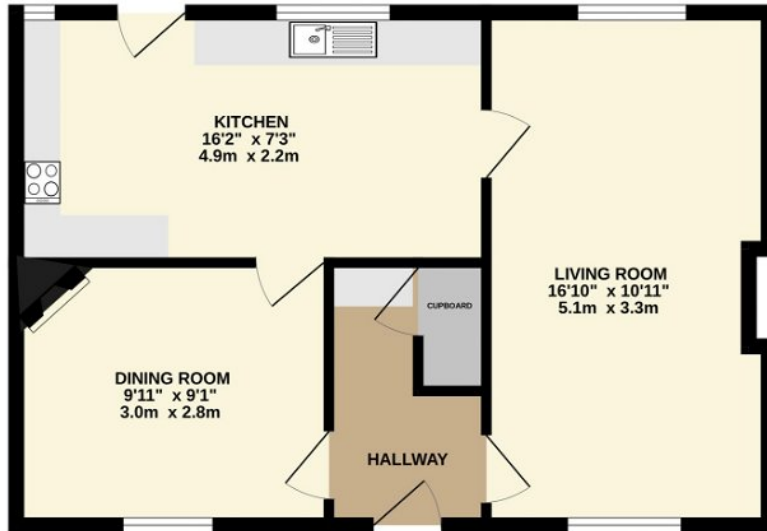
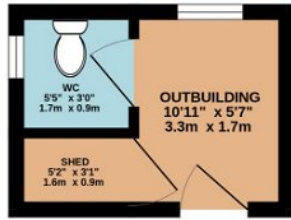
Parking

Enclosed by wooden and metal fencing to the rear and sides with an access gate to the rear garden, laid to brick paving and can accommodate three cars.

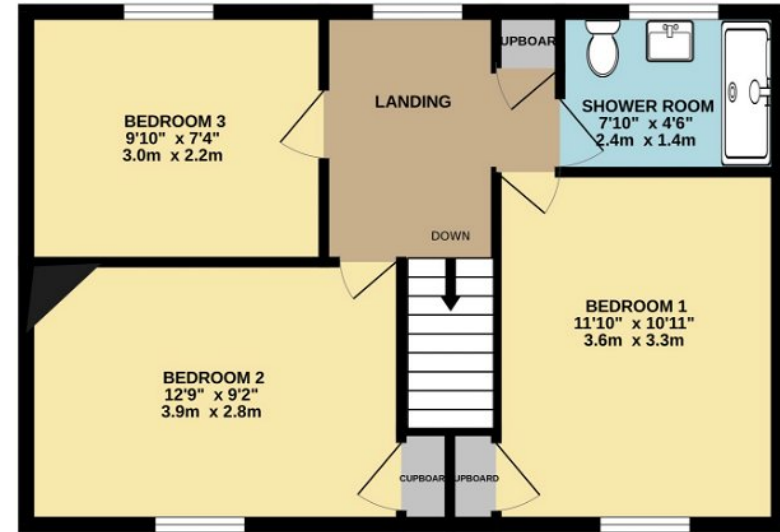
Agents Notes

The vendor presently uses Truespeed for broadband

GROUND FLOOR



1ST FLOOR



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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