



NIGEL FUDGE

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## Clifford Drive, Paulton, Bristol, BS39 7AH

Guide Price £300,000

 3  2  2

- Barrett Built Modern house from 2011
- Living Room With French Doors Onto Rear Garden
- Modern Kitchen
- Three Bedrooms
- Garage and Driveway
- Wonderful Views From Elevated Position On Edge Of Development
- Separate Dining Room
- Cloakroom, Bathroom and En-suite Facilities
- Level Rear Garden
- Quiet Location With Easy Access to the Local Amenities



Introducing a charming modern semi-detached house on Clifford Drive with panoramic views of High Littleton and Grey Field woods. Constructed in 2011 by Barratt Homes, this property offers 90 square meters of living space with a C Energy Rating. The layout includes a hallway, WC, living room with front views and French doors to the rear garden, a dining room adjacent to the modern kitchen, and three spacious bedrooms upstairs, one with an en-suite and fitted wardrobes. The family bathroom complements the accommodation. Outside, an enclosed rear garden with garage access, a front garden with lawn and hedges, and a driveway leading to the garage complete the picture. Nestled in the tranquil village of Paulton, within Bristol's Bath and North East Somerset region, this location offers a peaceful countryside escape. Experience the blend of historic charm and modern conveniences in this picturesque setting. Paulton is a delightful destination for all.





TOTAL FLOOR AREA: 969sq. ft. (89.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the European standard measurements of plots, windows, doors and other items are approximate and the 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	