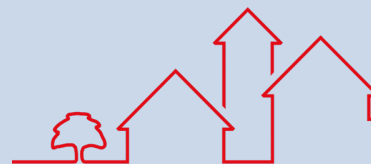




11 Warner Close, Cleeve

Guide Price **£685,000**



Parker's

Estate Agents & Property Lettings



11 Warner Close

Cleeve, Bristol

Situated in the ever popular village of Cleeve, this immaculately presented four bedroom detached family home offers generous living space, a high quality finish, and a peaceful cul de sac location, all within easy reach of excellent transport links, schooling, and Bristol city centre.

Finished to a high standard throughout in neutral, contemporary tones, the property has been significantly improved by the current owners and offers a perfect balance of comfort, style, and functionality, ideal for modern family living and entertaining.

A welcoming entrance hallway provides access to all ground floor rooms. To the right, you'll find an exceptionally spacious lounge extending over 8 metres in length, complete with a modern inglenook fireplace and multi-fuel stove. Dual aspect windows offer lovely views onto both the front and rear gardens, flooding the space with natural light and making it perfect for large family gatherings.

The well planned kitchen is fitted with integrated Neff appliances, a breakfast bar, and a concealed utility area, combining practicality with sleek, modern design. Adjacent to the kitchen a separate dining room provides a more formal space for entertaining. A convenient downstairs WC completes the ground floor.

II Warner Close

Cleeve, Bristol

Stairs rise to a spacious landing, giving access to four generously proportioned double bedrooms. The master suite boasts a bespoke luxury en-suite bathroom, featuring a freestanding bath and a separate walk-in shower for a spa like experience. The three additional bedrooms each offer ample space, with three benefiting from fitted wardrobes, and all fitted with stylish shutters that enhance both privacy and aesthetic appeal. A well appointed family shower room serves the remaining bedrooms.

Outside the front garden is landscaped with mature shrubs and provides access to the garage, which has been partially converted into a home office or study ideal for hybrid working. A driveway offers off road parking for multiple vehicles.

The south west facing rear garden is a true highlight, private, enclosed, and beautifully planted with mature trees and shrubs. A large circular patio area, shaded by a charming pagoda adorned with honeysuckle and wisteria, offers a fragrant and secluded retreat, perfect for relaxing or entertaining al fresco on sunny days.

This is a rare opportunity to acquire a turnkey family home in a highly desirable location. Early viewing is highly recommended.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C



Kitchen

18' 11" x 11' 1" (5.77m x 3.37m)

Dining Room

12' 9" x 10' 8" (3.88m x 3.25m)

Sitting Room

26' 5" x 13' 4" (8.06m x 4.06m)

Downstairs W.C.

5' 10" x 5' 8" (1.78m x 1.73m)

Bedroom 1

15' 1" x 12' 8" (4.60m x 3.87m)

En-suite Bath & Shower Room

12' 0" x 6' 11" (3.66m x 2.12m)

Bedroom 2

12' 8" x 11' 1" (3.87m x 3.39m)

Bedroom 3

13' 3" x 11' 2" (4.03m x 3.40m)

Bedroom 4

12' 10" x 7' 11" (3.92m x 2.41m)

Family Shower Room

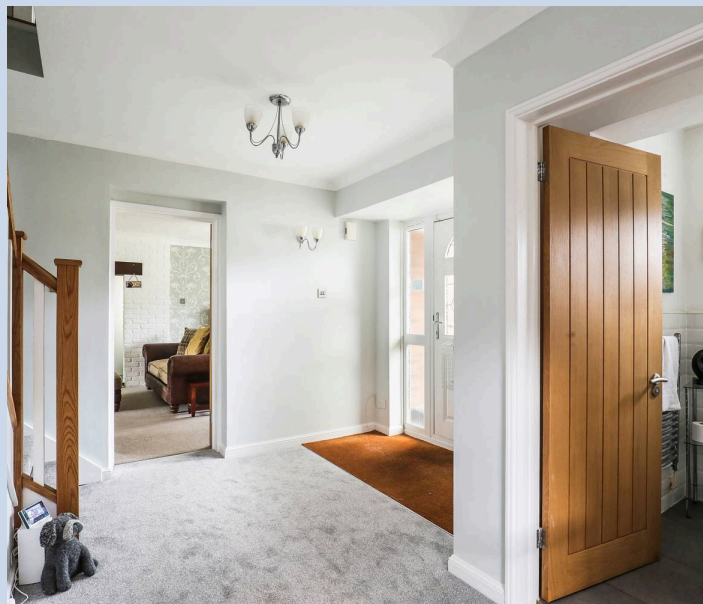
8' 1" x 7' 10" (2.47m x 2.39m)

Garage

17' 11" x 8' 0" (5.47m x 2.44m)

Home Office

11' 9" x 8' 0" (3.59m x 2.45m)





CLEEVE:

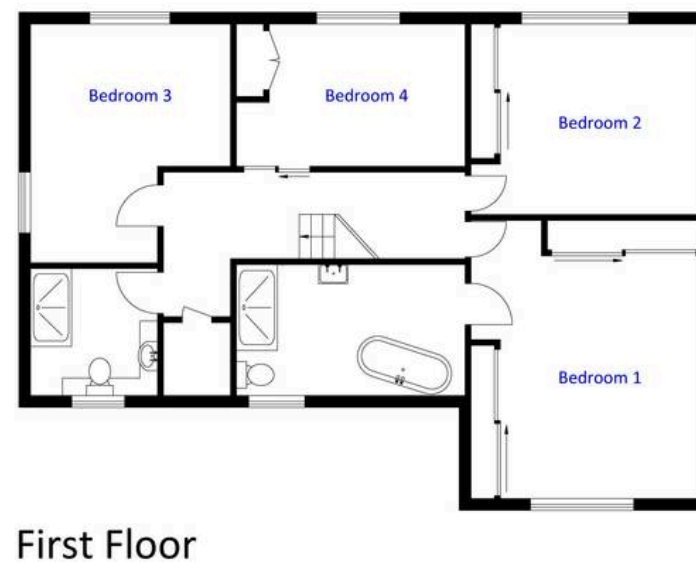
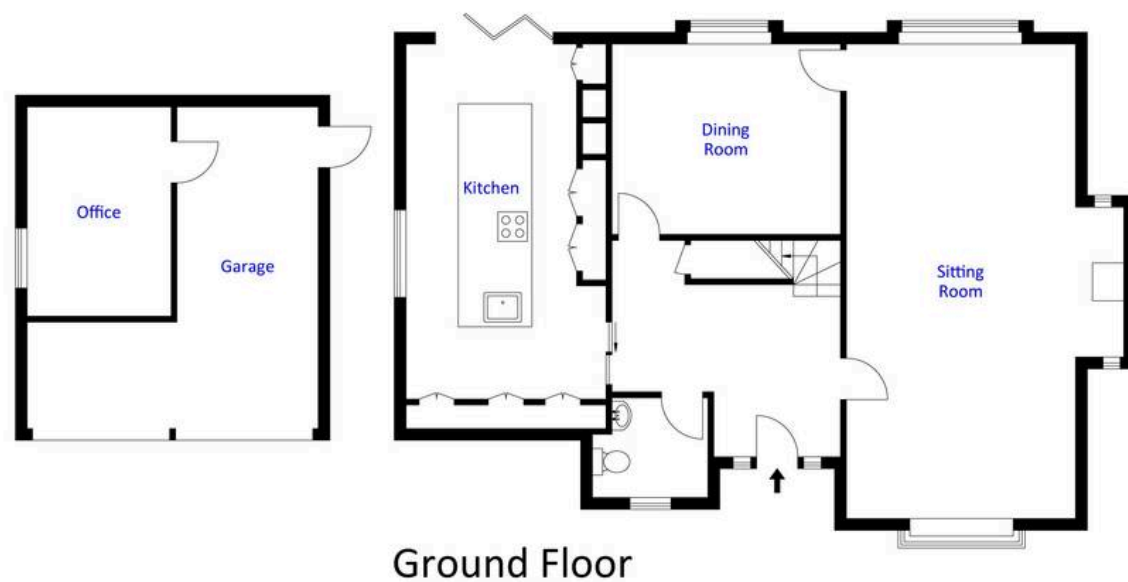
Nestled just 9 miles from the vibrant heart of Bristol, Cleeve is a thriving village in North Somerset that blends rich history with modern convenience. Perfectly positioned along the A370, Cleeve offers excellent transport links for commuters, with regular bus services and easy access to Yatton mainline train station, providing direct routes to London and beyond. Education in the area is well regarded, with Court de Wyck Primary School in nearby Claverham offering strong primary education, and Backwell School rated 'Good' by Ofsted providing quality secondary schooling just a short drive away. Cleeve boasts a lively local economy, home to a variety of independent businesses, including a beauty salon, plant nursery, village shops, restaurants, and takeaways. Community life thrives around the King George V Playing Field, a hub for local sports, hosting both Cleeve Cricket Club and Yatton & Cleeve United Football Club. The village is surrounded by rolling hills and scenic valleys, providing a stunning natural backdrop and a haven for wildlife. Just a short walk away lies Goblin Combe, a 128 acre site of special scientific interest with 22 acres managed by the Avon Wildlife Trust, offering nature enthusiasts a wealth of walking trails and ecological diversity to explore. With its strong sense of community, excellent amenities, and close connection to nature, Cleeve offers residents an enviable lifestyle where rural charm meets modern convenience.





11 Warner Close, Cleeve

Approx. Gross Internal Area
2075.5 Sq.Ft - 192.8 Sq.M
(Total area includes garage)



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



Parker's Estate Agents

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IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

