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THREE ACRES COURT, CHURCHILL, BS25 5AQ



£625,000 FREEHOLD

Passionate about Property

COMPLETE CHAIN! Fantastic, executive four bedroom detached residence situated with walking distance of the local school and village amenities. The property has been finished to a high standard throughout, with many notable features that include TWO EN SUITES, OPEN PLAN KITCHEN / DINING ROOM, UTILITY ROOM, DOUBLE GARAGE and spacious L-shaped rear and side gardens. Call now to arrange a viewing!

Location

The property is nestled within the beautiful North Somerset countryside in the sought after village of Churchill, popular with walkers and those with an interest in outdoor pursuits. The village has a range of facilities on offer and these include Village Shop/Post Office, Public Houses, Village Church, Primary School, Equestrian Centre and Dry Ski Slope Centre. The property lies within the catchment area of the popular Churchill Community Foundation School with Sixth Form Centre, as well as a number of private Schools available in nearby Sidcot, Bristol, Bath and Wells. Churchill is ideally situated for the commuter and is convenient to Bristol, Bath, Wells and the seaside town of Weston-super-Mare. There are mainline railway connections at Weston-super-Mare, Yatton and Backwell providing access to Bristol Temple Meads, London Paddington and other major towns and cities.





Entrance Hall

Double glazed window with plantation shutters, wooden flooring and stairs to first floor. Doors to:

Downstairs W.C

WC, wash basin, tiled flooring.

Lounge (18' 11" x 14' 07") or (5.77m x 4.45m)

Double glazed box bay window with plantation shutters, wooden flooring. Glazed wooden doors to:

Kitchen/Dining Room (29' 11" x 11' 03") or (9.12m x 3.43m)

Large open plan living / kitchen with a high quality fitted kitchen, integrated appliances, kitchen island, bi-folding doors to the rear garden, double glazed window, door to entrance hall and utility.

Utility Room

Wall and base units with space for appliances and Belfast sink. Door to side garden.

Landing

Wooden flooring, double glazed window with plantation shutter, loft access, doors to:

Bedroom 1 (12' 01" x 11' 05") or (3.68m x 3.48m)

Double glazed window with plantation shutters, carpeted flooring, triple wardrobe. Door to:





En Suite

Walk-in double shower, WC, wash basin, heated towel radiator, double glazed window.

Bedroom 2 (11' 10" x 10' 03") or (3.61m x 3.12m)

Double glazed window with plantation shutters, carpeted flooring. Door to:

En Suite

Walk-in double shower, WC, wash basin, heated towel radiator.

Bedroom 3 (11' 05" x 10' 01") or (3.48m x 3.07m)

Double glazed window with plantation shutters, carpeted flooring.

Bedroom 4 (13' 02" x 8' 05") or (4.01m x 2.57m)

Double glazed window with plantation shutters, carpeted flooring.





Bathroom

Double glazed window to front. Bath with shower over. WC. Wash basin. Heated towel radiator.

Double Garage

Two up and over electric doors to front. Door to side access. Stairwell to boarded loft providing additional storage space.

Driveway

Double width driveway to front providing off road parking for two vehicles.

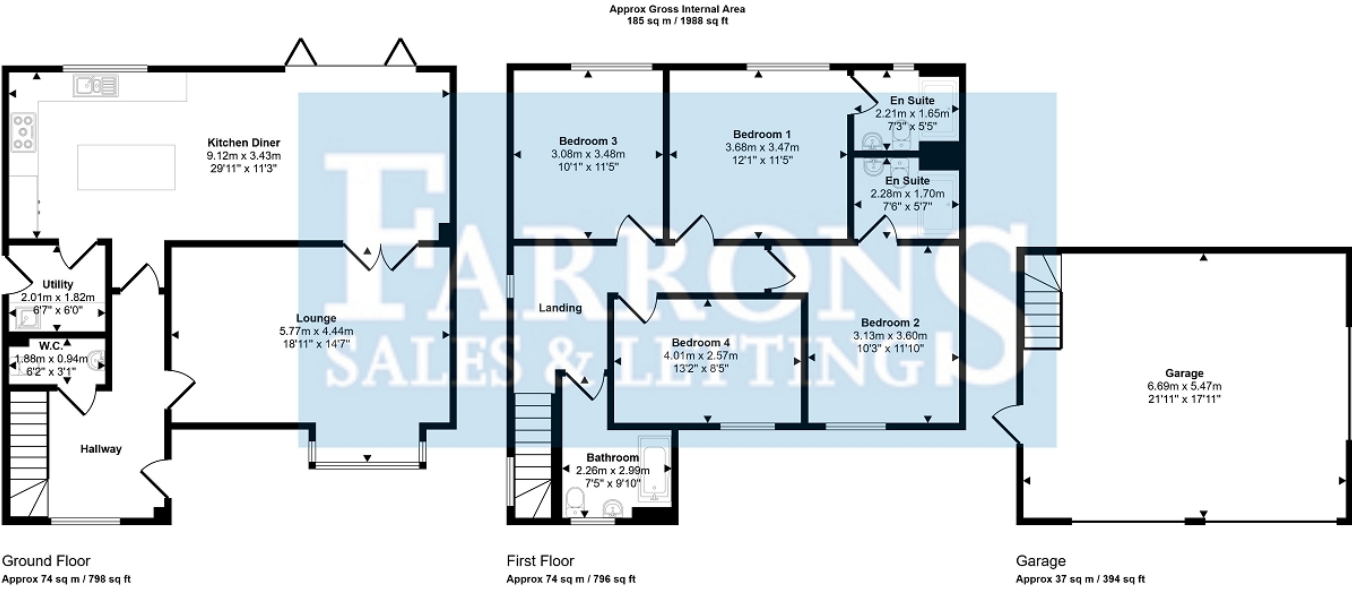
Front garden with gate to:

Gardens

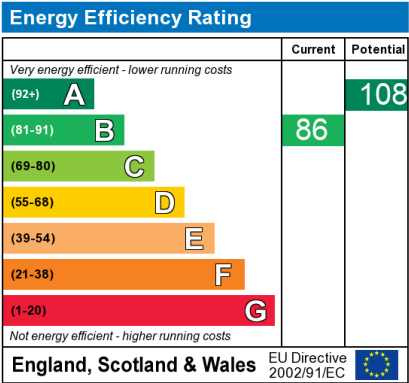
L-shaped side and rear gardens that have been beautifully landscaped to provide generous lawn and seating areas.



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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract