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BRISTOL ROAD, CHURCHILL, NORTH SOMERSET. BS25 5NJ



£650,000 FREEHOLD

Passionate about Property

Superb three bedroom detached chalet bungalow that has been beautifully updated throughout, benefiting from generous grounds that include a large parking area, gardens and a detached double garage. The property has many notable features, including the fabulous master suite that has a large dressing room and luxury en-suite shower room. Call now to arrange a viewing!

Council Tax Band: C

Location

The property is situated on the A38 in the popular village of Churchill, nestled within the beautiful North Somerset countryside. The local village facilities include a modern Medical Practice, Touts Supermarket/Filling Station, Village Church and Public House/Restaurant, Hairdressers and Outdoor Clothing Store. A wider range of facilities are available in the nearby villages of Wrington, Congresbury and Winscombe. There is a popular primary school just a short walk away and secondary schooling is available at the Churchill Academy and Sixth Form Centre. There are also a number of private Schools available in the district at Sidcot, Bristol, Bath and Wells and for those with a keen outdoor interest there are many country pursuits including walking, sailing, fishing, dry slope skiing and horse riding. Langford is ideally situated for the commuter and is convenient to Bristol and Bath.

Entrance Porch

Welcoming entrance with composite door and Upvc double glazed windows. LVT flooring. Spotlights. Door to:

Entrance Hall

Spotlights, LVT flooring, radiator, doors to:





Separate. WC

Enclosed WC, part tiled walls, wash basin over a vanity unit, radiator, LVT flooring.

Living Room (19' 05" x 12' 02") or (5.92m x 3.71m)

Opulent, spacious reception room that has open access to the dining room with a contemporary 'Firebelly' log burner that is open to both rooms. Dual aspect upvc double glazed windows, carpeted flooring, two radiators.

Dining Room (10' 06" x 10' 0") or (3.20m x 3.05m)

Formerly bedroom four. Upvc double glazed window, radiator, continuation of the carpeted flooring from the living room. Glazed French doors to the entrance hall.

Rear Lounge / Playroom (17' 07" x 13' 07") or (5.36m x 4.14m)

Excellent third reception room with dual aspect upvc double glazed windows and sliding patio doors to the rear garden. Carpeted flooring. Radiator. Stairs to the first floor.



Kitchen / Breakfast Room (12' 07" x 10' 04") or (3.84m x 3.15m)

Extensive fitted kitchen with a range of built-in appliances that include a dishwasher, five ring gas hob, oven and fridge and freezer. Upvc double glazed window to rear. Radiator. Vinyl flooring. Door to:





Utility Room (10' 08" x 6' 10") or (3.25m x 2.08m)

Spacious utility room with dual aspect upvc double glazed stable door and windows to the rear garden. Wall and base units with inset sink and space for appliances. Built-in cupboard. Vinyl flooring. Gas fired boiler.

Master Suite with ensuite & dressing room

Bedroom 12' x 11'8

Stunning master suite, with a bedroom area providing ample space for a Super King size bed, Upvc double glazed window, radiator. Double doors to:

Dressing Room 12'9 x 9'8

Generous dressing room with Sharps built hanging space, shelving and storage space to each side, carpeted flooring, radiator, door to:

En suite 10'5 x 5'11

Luxury en suite with large walk-in rainfall shower, two sinks over a floating vanity unit with under unit lighting. WC. LVT flooring. Bluetooth mirror with light. Upvc double glazed window.



First Floor Landing

Carpeted flooring, radiator, large Velux skylight with study space underneath, doors to:

Shower Room

Spacious contemporary shower room with large walk-in rainfall shower cubicle, enclosed WC, floating vanity unit with inset sink, Bluetooth mirror with light, radiator, Velux skylight.

Bedroom 2 (12' 07" x 10' 04") or (3.84m x 3.15m)

Good double bedroom with space for a King size bed, upvc double glazed window, radiator, range of Sharps built-in wardrobes.

Bedroom 3 (13' 0" x 8' 04") or (3.96m x 2.54m)

Another double bedroom with upvc double glazed window to rear, carpeted flooring, radiator. Eaves storage.





Front Parking Area & Driveway

Large graveled parking area suitable for several vehicles and bordered by a render and painted wall, providing access to the rear of the plot that offers further parking, access to the garage and rear garden. EV charging point. Electric point in place to add a motorised gate for driveway if the eventual purchaser decides to add one.

Double Garage

Large double garage measuring 16'8 x 15'1, with up and over door to front, power and light. Door to:

Workshop that measures 15'1 x 7'5. Door to garden and window to rear. WC.

Rear Garden

Generous rear garden that is overhung by established trees providing an attractive, secluded feel. raised stone paved patio adjoining the rear lounge. Timber Summerhouse to rear of garage.

Material Information

As Provided by the vendor:-

Council Tax 25/26 - £2032.48

Freehold

No Ground Rent or Maintenance Charge

Dormer Bungalow

Brick & Block

Mains Electric, Gas, Water & Sewage

Gas Central Heating

Fibre Broadband (Truespeed)

No Safety Concerns

No Restrictions or Covenants

No Rights or Easements

Not Flooded

Not subject to Coastal Erosion

No known Planning Applications / Permissions

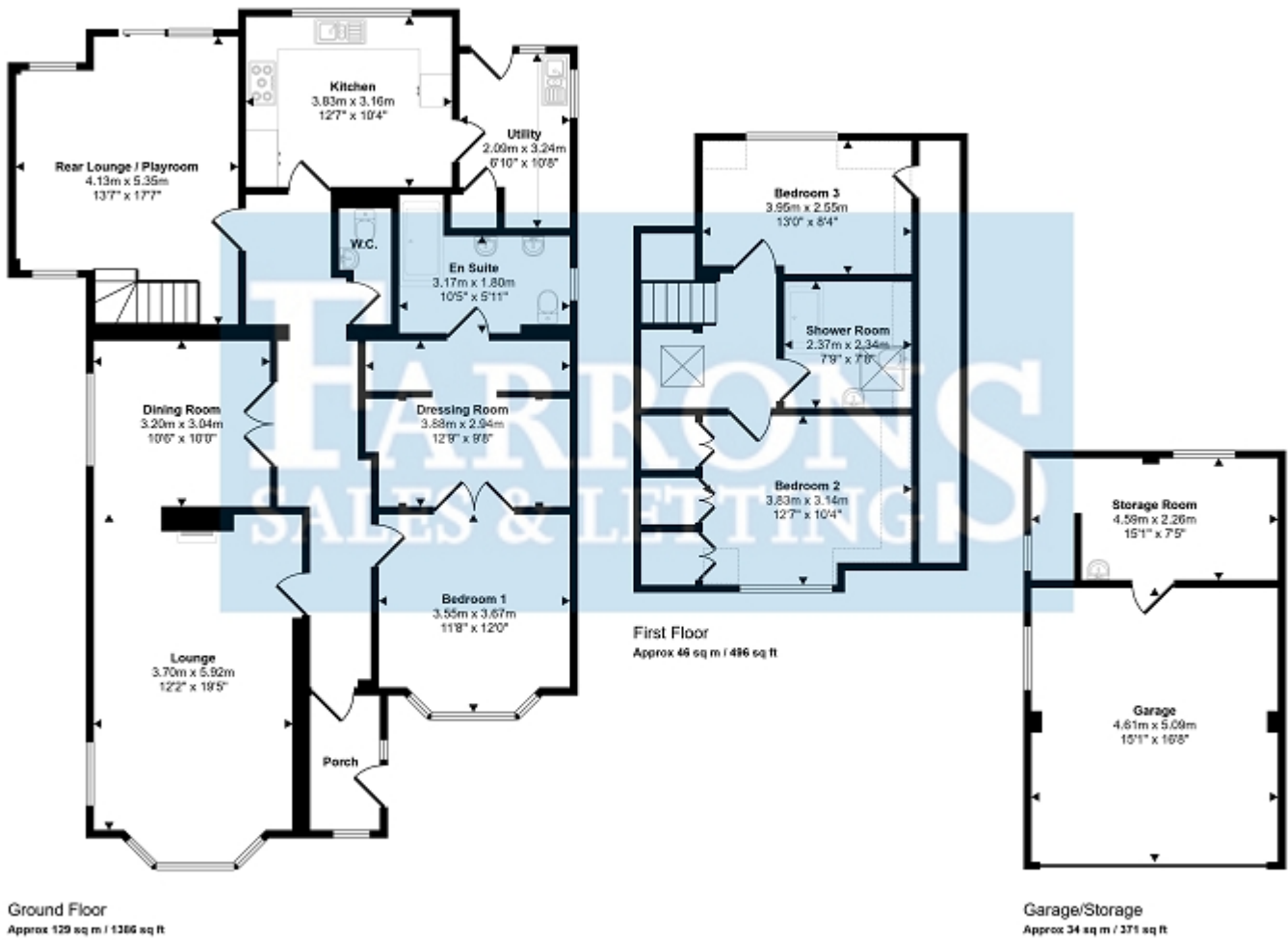
No Accessibility / Adaptations

Not in a Mining / Coalfield Area



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Approx Gross Internal Area
209 sq m / 2254 sq ft



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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