



## **5 The Sidings, Clutton, BS39 5EF Offers In The Region Of £395,000**

An exciting opportunity to purchase this well presented 4 bedroom detached family home situated with the popular village of Clutton in a quiet cul de sac location. The property benefits from uPVC triple glazed windows, gas fired central heating, a driveway providing off street parking, single garage and an enclosed rear garden. An internal inspection is highly recommended to fully appreciate this property.

### **Covid 19 Viewing Guidelines**

For the safety of our clients, yourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves).

Our staff will also be wearing PPE for all viewings. Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing is going ahead. We also will only allow 2 people to view a property at any one time.

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Situated just off the A37 and about 10 miles from Bristol and Bath, this Bath & North East Somerset village has a population of around 1,500 and has its own pubs, butcher, post office, church, popular social club and village hall and pre-school and primary school. Midsomer Norton is just 5 miles away and just a bit further out you will find Cheddar Gorge and the Cathedral City of Wells. There is an international airport at Bristol and main line rail links at Bristol and Bath.

Entrance via door into

#### HALLWAY

Single radiator, stairs rising to first floor landing, under stairs storage cupboard, doors to

#### DOWNSTAIRS CLOAKROOM

uPVC obscured triple glazed window to side aspect, close coupled w/c, wall mounted wash hand basin with mixer tap over, single radiator, extractor, tile effect flooring.

#### SITTING ROOM 4.27m x 3.85m (14ft x 12ft 8)

uPVC triple glazed window to front aspect, double radiator, uPVC double glazed window to side aspect, opening to

#### KITCHEN/DINING ROOM 3.76m x 5.96m (12ft 4 x 19ft 7)

uPVC triple glazed window to rear aspect, uPVC double glazed French patio doors opening to rear garden, a range of wall and floor units with wooden work surface over, 1 ¼ stainless steel sink drainer unit with mixer taps over, integrated gas hob, integrated oven with extractor hood over, space and plumbing for dishwasher, space for under unit fridge freezer, breakfast bar area with storage beneath, single radiator, tile effect flooring, spots, wall mounted contemporary radiator, uPVC double glazed feature bay window to side aspect.

#### FIRST FLOOR LANDING

Access to loft space, doors to

MASTER BEDROOM 5.25m x 2.71m (17ft 7 x 8ft 11)  
uPVC triple glazed window to front aspect, double glazed Velux window to rear aspect, 2 double panelled radiators.

BEDROOM TWO 2.93m x 3.64m (9ft 7 x 11ft 11)  
uPVC triple glazed window to rear aspect, single radiator, fitted wardrobes, door to

EN SUITE 1.81m x 2.15m (5ft 11 x 7ft 1)  
uPVC obscured triple glazed window to side aspect, close coupled w/c, p-shaped bath with rainfall shower attachment over, pedestal wash hand basin with mixer tap over, heated towel rail, tile effect flooring.

BEDROOM THREE 2.62m x 3.85m (8ft 7 x 12ft 8)  
uPVC triple window to front aspect, single radiator, fitted wardrobes.

BEDROOM FOUR 2.78m x 2.79m (9ft 1 x 9ft 2)  
uPVC triple glazed window to front aspect, single radiator, storage cupboard.

FAMILY BATHROOM 1.72m x 2.20m (5ft 8 x 7ft 3)  
uPVC obscured triple glazed window to rear aspect, white suite comprising panelled bath with shower attachment over, close coupled w/c, pedestal wash hand basin with mixer tap over, heated towel rail, part tiled, tile effect flooring.

#### OUTSIDE

The FRONT of the property has a driveway providing access to the SINGLE GARAGE with up and over door and off street parking for several vehicles, the remainder is laid mainly to lawn with a step up to a further patio area. The rear garden is fully enclosed by wooden fencing with pedestrian access into the garage.

#### DIRECTIONS

Travelling south on the A37 entering the village of Clutton take the second turning on the left hand side into Station Road. Continue along Station Road past the Railway Inn and the property can be found on the left hand side.

## Floor Plan



Total area: approx. 116.3 sq. metres (1251.7 sq. feet)  
**5 The Sidings , Clutton, Bristol**

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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