



Cappards Road, Bishop Sutton, Bristol, BS39 5PS
£510,000



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Bedrooms: 4

Bathrooms: 2

Receptions: 2

Cappards Road is a well regarded modern estate central to the village of Bishop Sutton, a village favoured by family buyers that offers the best of both worlds, with a traditional village setting, blessed with excellent amenities that is coupled with the great outdoors right on your doorstep and easy access to Bristol, Bath and Wells.

Number 38 occupies a privileged position, adjoining open green space, in a peaceful no through road setting. Attractively decorated throughout, this detached modern home benefits from a neat front garden, driveway parking to the side of the house and a single garage. You enter the house under a pretty storm-porch, which protects you from the elements, and leads you into the entrance hallway which has a convenient ground floor cloakroom and a striking herringbone patterned floor. To the right of the hallway lies the sitting room, which features a large picture window to the front elevation, flooding the room with lots of natural light. To the opposite side of the hallway is what was originally designed to be a dining/breakfast room, but in today's modern world now serves a better purpose as a work-from-home office or children's play room.



Across the entire width of the rear of the house is the family sized kitchen/dining room which is complete with integrated appliances and space for a breakfast/dining table, with beautiful ceramic floor tiles, and with French doors leading out to the garden.

On the first floor are four bedrooms which vary in size, including a delightful master bedroom complete with its own en-suite. The three remaining bedrooms share use of a well-appointed family bathroom featuring a three-piece white suite, stone effect tiles and a heated towel rail. It is worthy of mention that the two well appointed bedrooms look out over the garden and also enjoy delightful views to the left over the adjoining farmland.

Outside, the rear garden is fully enclosed and perfect for those with young children, mainly laid to lawn it is low maintenance and practical whilst still having pretty borders, a well-positioned patio area and a super home allotment area to the rear of the garage.

What we love about this property...

We think this is a fantastic family home in a popular Chew Valley village, all ready to move into - it's sure to be popular so call us to view on 01934 862370!





Situation: Bishop Sutton is a sought-after village nestled in the picturesque Chew Valley, surrounded by rolling countryside yet perfectly placed for easy access to Bristol, Bath, and Wells. Known for its friendly community and charming rural character, the village offers a blend of peaceful village living with excellent local amenities.

Within the village, you'll find a well-regarded primary school, a welcoming pub, village shop and post office, and a variety of clubs and societies. The nearby Chew Valley Lake is a haven for nature lovers, offering scenic walks, birdwatching, and sailing.

For commuters, Bishop Sutton provides convenient road links to major cities, and Bristol Airport is just a short drive away. The area is also prized for its outstanding secondary school catchment, making it a popular choice for families.

Whether you're seeking a quiet retreat, a vibrant community, or access to the region's beautiful landscapes, Bishop Sutton offers an exceptional place to call home.

Directions: Travelling into the village of Bishop Sutton along Wick Road proceed past the village Post Office and The Red Lion and then take the right hand turning onto Cappards Road. Proceed straight ahead towards the iron five bar gate at the end of the road and the property is the last house on the right.

