



Moorsfield, Clutton, Bristol , BS39 5SR

£410,000

- **Extended Family Home**
- **Private Enclosed Rear Garden**
- **Additional Downstairs Shower Room**
- **NO ONWARD CHAIN**
- **Energy Rating - C**
- **Four Spacious Bedrooms**
- **Driveway Parking**
- **Modernised Throughout**
- **Council Tax Band - B**
- **Close Commuting Distance To The City Of Bath**

OFFERED TO MARKET WITH NO ONWARD CHAIN

Beautifully presented and thoughtfully extended, this charming home is ideally located in the heart of the village and offers a stylish, light-filled interior throughout. The current owners have carefully transformed the property into a warm and welcoming space.

The accommodation begins with an inviting entrance porch opening into a beautifully presented hallway, which draws you effortlessly through to the recent rear extension. This impressive space forms a generous and well-proportioned kitchen/dining room, boasting in natural light from two Velux windows and enhanced by bi fold doors that open directly onto the rear garden. The lounge provides a stylish yet cosy retreat, centred around a log burner that serves as a striking focal point. A well-appointed utility room and a contemporary shower room complete the ground floor.

Upstairs, four well-proportioned and beautifully presented bedrooms offer flexible accommodation for families or those working from home, all served by a modern and stylish family bathroom.

Externally, the property is approached via a private driveway providing off-street parking. The sunny rear garden has been designed with ease of maintenance in mind, predominantly laid to patio and featuring a raised seating area, perfect for outdoor dining, along with a garden shed and a rear gate providing direct access to the recreation ground.

A superb opportunity to acquire a turnkey home in a highly desirable village setting.

Kitchen/Dining Room 21'5" x 19'5" (6.54 x 5.93)

Reception Room 16'6" x 9'10" (5.04 x 3.02)

Bedroom One 13'6" x 10'9" (4.14 x 3.3)

Bedroom Two 16'7" x 8'11" (5.07 x 2.73)

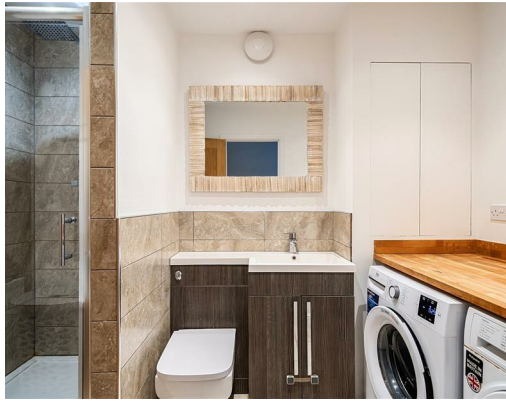
Bedroom Three 13'6" x 8'2" (4.13 x 2.51)

Bedroom Four 9'10" x 8'7" (3.02 x 2.62)

Bathroom

Shower Room





Moorsfield, Clutton, Bristol, BS39

Approximate Area = 1350 sq ft / 125.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Barons Property Centre. REF: 1403346



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	78
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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