



6 Summer Leaze, Bishop Sutton, Bristol, BS39 5EG

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- Modern Family Home
- Secure Garden
- Generously Proportioned Sitting Room
- Garage and Driveway
- Well-Fitted Kitchen/Breakfast Room
- Village Location
- Master Bedroom with En-suite
- Close to all Amenities
- Two Further Bedrooms
- Beautiful Walks on Your Doorstep



### LOVELY MODERN END TERRACE HOUSE

Three bedroom terraced house – all the charm of cottage living but with all the convenience of modern living!

Entering the property into the spacious hallway you have the essential downstairs loo and space for muddy wellies and coats, and from the hallway you enter the bright and well-fitted kitchen/breakfast room. The generously proportioned living room has plenty of space for comfy sofas for lounging and bingeing your latest TV fix - there is even an internal space here which the current owners use as their home office. From the sitting room there is access to the rear garden via the patio doors with a terrace for barbecue and al-fresco entertaining. Upstairs there is a large master bedroom with a convenient en-suite, two further good-sized bedrooms together with a family bathroom.

Outside, to the side of the house there is parking and access to the large single garage.

All this and a great village location to boot! =Call our friendly team to arrange your viewing.

**Bishop Sutton** is the closest village to Chew Valley Lake where you can find Salt and Malt owned by Celebrity Chef Josh Eggleton. It's a lively village with tennis and football clubs and a village hall that can be hired for private events. Amenities include a supermarket, a hairdressers, a popular pub and a Post Office/convenience store. Bishop Sutton and nearby Stanton Drew school have both got outstanding Ofsted reports ([www.bishopsuttonstantondrew.co.uk](http://www.bishopsuttonstantondrew.co.uk)). Chew Valley School is well regarded with an excellent sixth form. ([www.chewvalleyschool.co.uk](http://www.chewvalleyschool.co.uk)) The Chew Valley is renowned for its beauty, the lakes are noted for their fishing, birdlife and sailing. Country lovers can enjoy stunning walks all around Chew Valley and on the Mendips close by.

The village is perfectly placed for commuting to both Bristol and Bath.

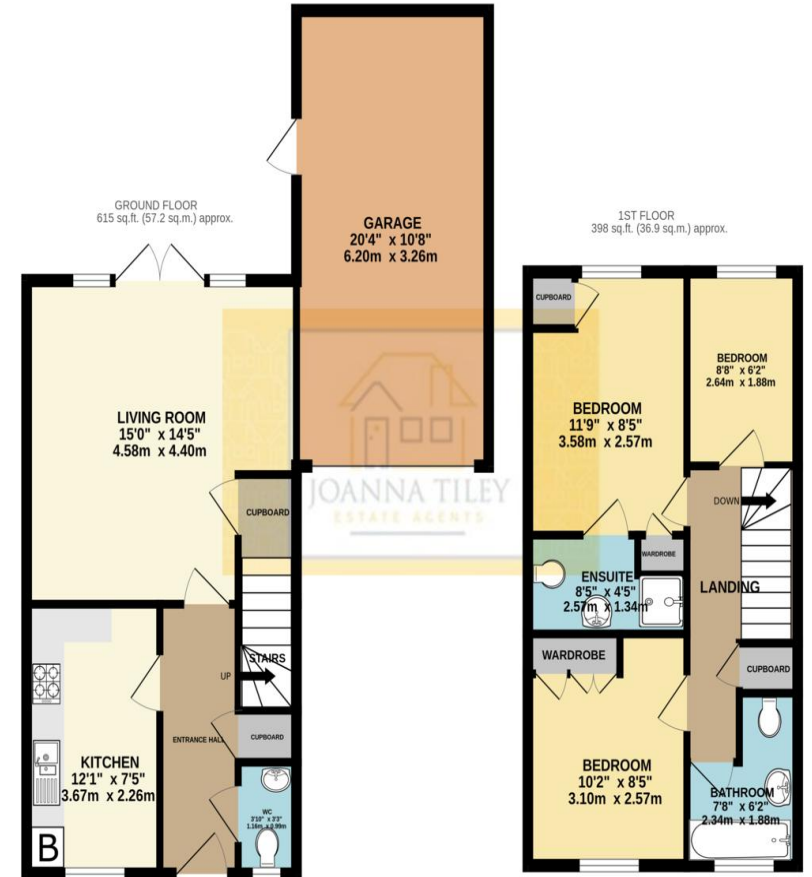
There is a regular bus service from the village to Bristol and railway stations at Bristol Temple Meads and Bath Spa provide services to London and the national rail network. Access to both the M4 and M5 are within a reasonable distance and Bristol International Airport has flights to Europe and connections to the rest of the World.





## ROOM DIMENSIONS

Ground Floor  
 LIVING ROOM 15'0" x 14'5"  
 KITCHEN ROOM 7'5" x 12'1"  
 HALLWAY 6'7" x 12'1"  
 DOWNSTAIRS LOO 3'1" x 5'0"  
 CUPBOARD 3'1" x 5'4"  
 CLOAKS CUPBOARD 2'5" x 2'1"  
 First Floor  
 BEDROOM 8'5" x 11'9"  
 ENSUITE 8'5" x 4'3"  
 BEDROOM 8'5" x 10'2"  
 BEDROOM 6'2" x 8'8"  
 BATHROOM 6'2" x 7'8"  
 LANDING 6'3" x 12'1"  
  
 GARAGE 10'8" x 20'4"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 1013 sq.ft. (94.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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