



Maypole Close, Clutton, Bristol, BS39 5PP

£420,000



- Two Bed Detached Bungalow
- Village Location
- View Over Fields
- Two Double Bedrooms
- Council Tax Band - D
- Garage & Driveway Parking
- Close Commuting Distance to Bristol
- Private Wrap Around Garden
- Tenure - Freehold
- Energy Rating - D

Barons are delighted to offer to the market this well-presented two-bedroom detached bungalow, situated in the highly sought-after village of Clutton. Ideally located for commuters, the property offers excellent access to Bristol, Bath, and Wells.

The accommodation is thoughtfully arranged and well proportioned throughout, making it ideal for those seeking comfortable single level living. The property comprises a bright and spacious lounge/dining room, a fitted kitchen, an office space area, and a conservatory providing extra space additional practicality. There are two generous double bedrooms, along with a modern shower room.

Externally, the bungalow benefits from an enclosed wrap around garden, offering a peaceful and private outdoor space. The garden is mainly laid to lawn and complemented by mature shrub borders, ideal for relaxation and entertaining. Further advantages include a driveway providing ample off-street parking, a garage, UPVC double glazing, and gas central heating.

Clutton is a popular and well-connected village with local amenities, while Bristol city centre is approximately 30 minutes away by car, making this an excellent choice for commuters and those seeking village living with convenient access to nearby cities.

Kitchen 10'4" x 9'0" (3.16 x 2.76)

Lounge / Diner 16'0" x 13'7" (4.88 x 4.15)

WC

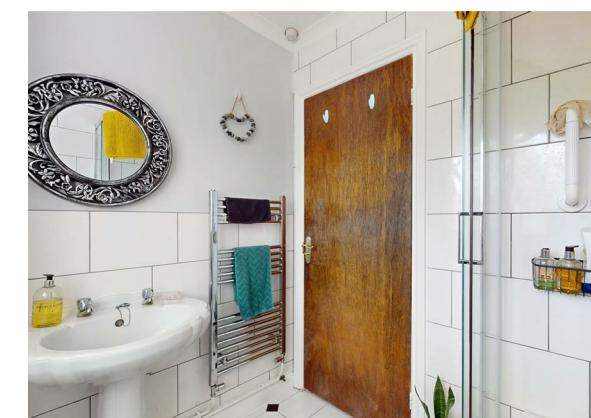
Office

Conservatory 7'1" x 7'11" (2.18 x 2.42)

Bedroom One 12'4" x 8'7" (3.76 x 2.64)

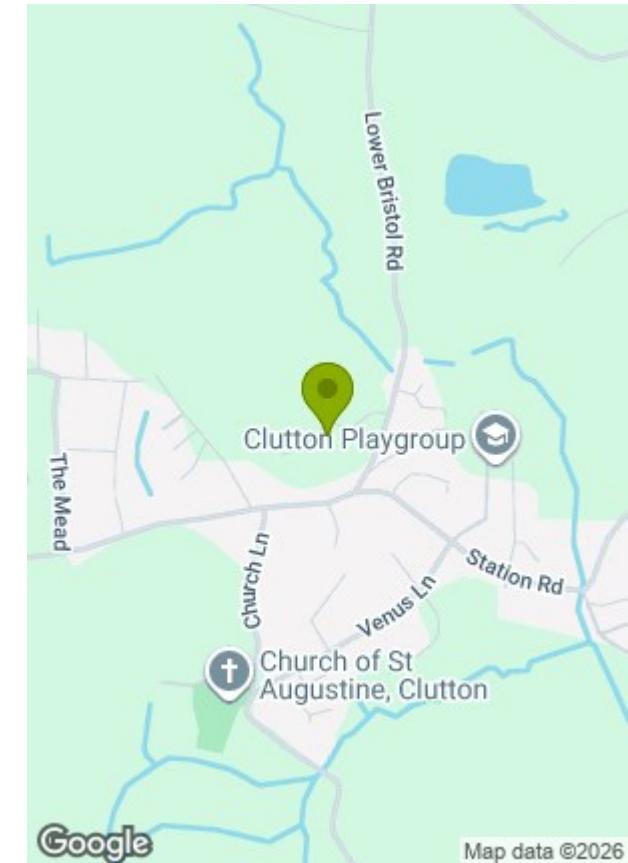
Bedroom Two 9'10" x 9'2" (3.00 x 2.80)

Shower Room 6'11" x 5'8" (2.11 x 1.75)





AWAITING FLOORPLAN



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs (92 plus) A				Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B				(91-91) B	
(69-80) C				(89-90) C	
(55-68) D		65	79	(85-90) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	