



11 SOMMERVILLE WAY
BITTON
BRISTOL
BS30 6AA
OFFERS OVER £475,000

SET WITHIN THE THOUGHTFULLY REDEVELOPED GROUNDS OF HISTORIC BITTON MILL, PERFECTLY POSITIONED BETWEEN THE NEIGHBOURING CITIES OF BATH & BRISTOL, CAN BE FOUND THIS BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED HOME, ORIGINALLY BUILT BY HIGHLY REGARDED MESSRS LINDEN HOMES.

Combining the character and charm of its historic setting with the convenience of a modern home, this particular property stands out for its premium finish throughout, landscaped rear garden and added garden room. It's a home that feels ready to move straight into, whilst offering the lifestyle that makes this part of Bitton so appealing.

The ground floor is particularly well considered, with a welcoming entrance hall complete with a bespoke under stairs wine cellar, leading through to a full-depth sitting room. To the opposite side is the impressive kitchen/dining room, fitted with a contemporary range of units and premium integrated appliances, creating a stylish and sociable space for everyday living and entertaining. Setting this home apart from its peers is the addition of a feature glass garden room, lending itself as perfect space for hosting. A practical downstairs cloakroom completes this level.

Upstairs, three well-proportioned bedrooms include a principal bedroom benefitting an en-suite shower room, alongside two further bedrooms and a smart family bathroom.





Outside, the landscaped rear garden provides a wonderfully private space to enjoy, and has been thoughtfully finished with low maintenance in mind. Presented with slate chipping borders and feature paving, this tasteful design matches the premium feel of the internal accommodation. A driveway and single garage provide useful off-road parking and storage.

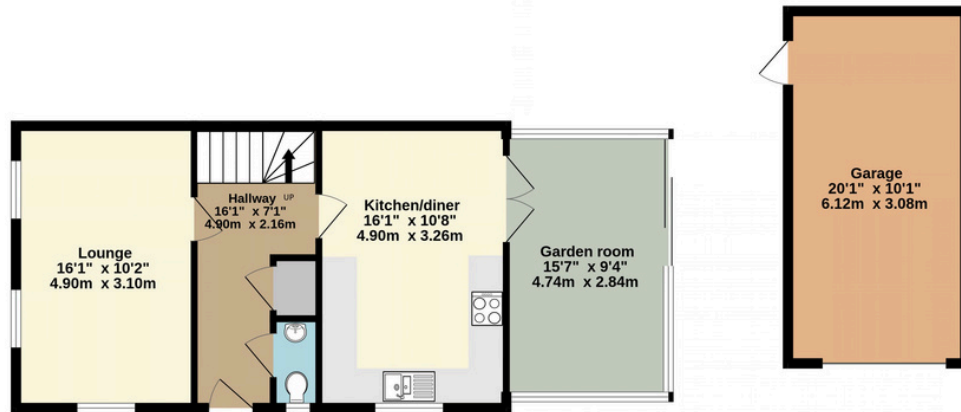
Beyond the property itself, the location is a real highlight. Bitton sits almost perfectly between Bath and Bristol, making it an excellent choice for those wanting easy access to both cities without sacrificing the feel of village life. The surrounding area offers plenty for weekends and evenings too, with the River Avon, countryside walks and cycle routes all close by.

Bitton itself provides a useful selection of everyday amenities, including a village shop, garage, hairdresser, parish church and well-regarded primary school, whilst Longwell Green and Keynsham are both within easy reach for a wider choice of shops, cafés and services. Keynsham also offers a railway station, providing further connections towards both Bath and Bristol.

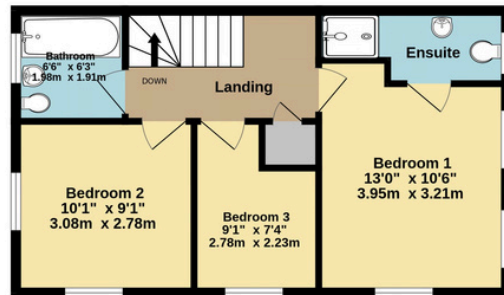
**FOR THOSE LOOKING FOR A POLISHED
MODERN HOME, A GENUINELY
ATTRACTIVE SETTING AND THE BEST OF
BOTH CITY AND VILLAGE LIVING, THIS IS
A PARTICULARLY APPEALING
OPPORTUNITY.**



Ground Floor
795 sq.ft. (73.9 sq.m.) approx.



1st Floor
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1247 sq.ft. (115.9 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.

Energy performance certificate (EPC)

11, Sommerville Way
Bliton
BRISTOL
BS30 6AA

Energy rating
B

Valid until: 27 August 2030

Certificate number: 2088-9073-7358-5370-3284

Property type: Semi-detached house

Total floor area: 89 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

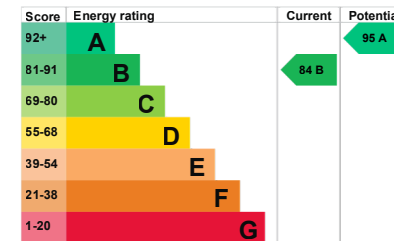
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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