



Station Road, Clutton, Bristol, BS39 5PD

Offers Over £300,000

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## Station Road, Clutton, Bristol, BS39 5PD

Here lies a picture perfect cottage , dating back to 1850 we understand. Located near the centre of Clutton village. The house is attractive in its power blue painted walls contrasting with modern brown windows. A home of heritage with a modern makeover. Step inside to find a long hall with a light filled living/dining room to the front, a bathroom and replaced country style kitchen at the rear leading on the gardens. Upstairs two good sized double bedrooms both with deep filled wardrobe space. You will find exposed wooden roof trusses, low slung windows, deep set walls and smooth plastered walls.

The garden is idyllic, full of bloom with a great array of flowers, matures and full of life. Discover seating areas, a natural pond, even a stone outbuilding plus a wooden seating area. To the front, a driveway for two cars and EV charger. Enjoy village life yet connected to Bath, Bristol and the airport.

**Quote Reference NF0664 To View**





## Entrance Hall

1.25m x 0.62m (4'1" x 2'0")

Door and window to the front aspect with obscure double glazing, wall mounted light and tiled flooring.

## Hallway

Single glazed door to the front aspect, split level stairs to kitchen and main stairs to the first floor, fuse box, meters and a radiator.

## Living/Dining Room

4.62m max x 4.63m max (15'1" x 15'2")

Double glazed window to the front aspect, textured ceiling, understairs storage cupboard, radiator, television aerial and laminate flooring.





## Kitchen

2.73m x 2.65m (8'11" x 8'8")

Door to the rear aspect with obscure double glazing, double glazed window to the rear aspect, textured ceiling, a range of wall and base units with laminate work tops, stainless steel sink/drainage unit with mixer tap, wall mounted Valiant boiler, space for a cooker, dishwasher, fridge/freezer, freezer and washing machine. Finished with a radiator and tiled flooring.

## Bathroom

2.38m x 1.68m (7'9" x 5'6")

Obscure double glazed window to the rear aspect, textured ceiling, recessed spot lights, extractor fan, partially tiled walls, heated chrome radiator and vinyl flooring. There is a modern three piece suite comprising of a bath



## Bedroom One

3.63m x 2.72m (11'10" x 8'11")

Double glazed window to the front aspect, recessed spot lights, exposed wooden ceiling trusses, radiator and a fitted double storage cupboard.

## Bedroom Two

3.94m max x 2.95m (12'11" x 9'8")

Double glazed window to the front aspect, recessed spot lights, exposed wooden roof trusses, radiator and a fitted storage cupboard.

## Rear Garden

Fully enclosed with a wooden fence and wall surround, steps lead up through and ornate



## Front Driveway

The front has walls to the side and a lowered kerb allowing parking for two vehicles on a driveway of Cerny stone which also includes an Ohm EV charging point. There is also space for bins alongside the pathway with a flower border.

## Agents Notes

Kindly note some items mentioned or seen in the photographs may not be included in the property, please check with the Property Agent. For further information or details about this property please visit [nigelfudge.exp.uk.com](http://nigelfudge.exp.uk.com)

EPC = D, Council Tax Band – D (£2313.80 PA estimate) – Bath & Northeast Somerset, Services - Mains electricity, Mains water, Mains drainage, Mains Gas, Freehold property.







