

Summer Leaze, Bishop Sutton

Offers Over **£400,000**

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Bedrooms: 3

Bathrooms: 2

Receptions: 1

STYLISH SEMI DETACHED MODERN HOME IN THE HEART OF THE VILLAGE.

This beautifully presented semi-detached family home is situated in a lovely location in this highly desirable modern development in Bishop Sutton. Discreetly tucked away in lovely corner plot, the house overlooks an open area of grass and enjoys a slightly elevated position. Entering the house to the front there is a small entrance hallway with a handy ground floor cloakroom, stairs rising to the first floor and a door leading through to the sitting room.

The sitting room features a lovely dual aspect with a pretty bay window to the front and side window bringing excellent natural light into the room. A smart media wall to the side has provision for a wall mounted television and lots of useful storage cupboards. There is also a door to the rear of the room that leads into the kitchen/breakfast room., another pleasant room with smart décor. The kitchen benefits from modern wall and base units, ceramic tiled floor and French doors leading out to the garden, there is plenty of space for a breakfast table and a lovely outlook over the rear garden.

Moving onto the first floor you will find three well presented bedrooms, including a smart master bedroom with a chic en-suite bathroom and fitted wardrobes, the second double bedroom also benefits from fitted wardrobes, whilst the third bedroom is also a good size. Completing the first floor accommodation is the family bathroom, it is fitted with a quality white suite and features chic metro tiles and a chrome heated towel rail.



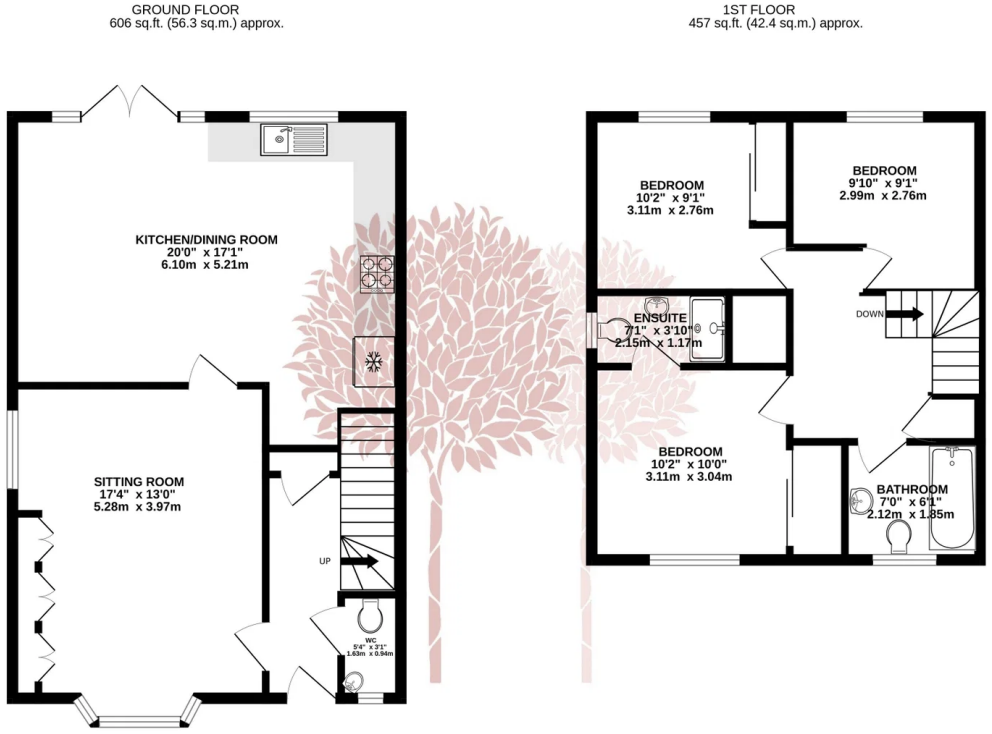


Outside, there is a pretty South-facing rear garden which gets plenty of sun, featuring areas of lawn and decking, perfect for relaxing and entertaining. There are well planted borders, a small patio, useful side gate and outside power.

The property also benefits from a private driveway and single garage.







TOTAL FLOOR AREA : 1164sq.ft. (108.1 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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Situation: The village of Bishop Sutton (www.bishopsutton.org.uk) offers local facilities including shop/post office, hairdressers, pub and a well regarded primary school (www.bishopsutton.bathnes.sch.uk) and church. There is a daily school bus to Chew Valley Secondary School (www.chewvalleyschool.co.uk). The Bath & North East Somerset village is perfectly placed for commuting to both Bristol and Bath, whilst long distance travelling benefit from Bristol International Airport a short distance away, mainline railway station at Bath and motorway access at a choice of M4 and M5 junctions around Bristol and Bath. The Chew Valley is renowned for its beauty, the lakes are noted for their fishing, birdlife and sailing. Country lovers can enjoy all of this plus walking and riding on the Mendips close by.

Directions: Travelling into the village of Bishop Sutton along Wick Road through the centre of the village, passing the Church and School on the right hand side of the road, continue past the left hand turning to Bonhill Road and then take the next right hand turning into Summer Leaze. Number 41 can be found on the right hand side following the road up and around to the right with a Debbie Fortune Estate Agents' for sale board outside. What3Words: ///essays.weeknight.because

Material Information: This property operates on gas central heating. Council Tax band: D EPC Rating: C