



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

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- Mid-Terrace Family Home
- Large Sitting/Dining Room
- Well-Fitted Kitchen
- Master Bedroom with En-suite
- Two Further Bedrooms
- Family Bathroom
- Pretty Enclosed Rear Garden
- Garage and Driveway
- Very Well Presented Throughout
- Close to all Village Amenities

LOVELY FAMILY HOME!

This lovely home is a very well presented three-bedroom mid-terrace house – deceptively spacious and light and bright throughout.

To the ground floor there is a very generous sitting/dining room with plenty of space for relaxing and entertaining with the family. There are French doors out to the pretty garden which is a great setting for alfresco dining. There is a well fitted kitchen leading from the hallway, and an essential downstairs loo.

To the first floor the principal bedroom has fitted wardrobes and a modern ensuite shower room. There are two further good-sized bedrooms which share the stylish family bathroom. There is plenty of useful storage space throughout the property.

Outside to the front of the house is a small lawned front garden with borders and to the rear is a good-sized garden with a patio and access via a pedestrian lane to a large garage with driveway

Move in, unpack and enjoy this home in a great location close to all the amenities of the village! Please give us a call to arrange your viewing!

Bishop Sutton is a sought-after family friendly village to the eastern edge of Chew Valley Lake. Highly acclaimed for its community and excellent range of amenities, the village boasts a superb array of facilities including a supermarket, a hairdressers, a popular village public house and a Post Office.

Bishop Sutton is celebrated for being a lively village, with thriving tennis and football clubs for any discerning sport enthusiasts, and a village hall offering events and which can be hired for private events. Bishop Sutton and nearby Stanton Drew school both boast outstanding Ofsted reports. The nearby Chew Valley School is well regarded with an excellent sixth form.

The Chew Valley is renowned for its beauty, with the lake's notable for their excellent fishing, birdlife and sailing. Country lovers can enjoy stunning walks all around Chew Valley and on the Mendips close by.

The Lake is further enriched by the popular Salt & Malt Restaurant which is owned by Celebrity Chef Josh Eggleton and celebrated by locals and visitors alike.

The village is perfectly placed for commuting to both Bristol and Bath. There is a regular bus service from the village to Bristol, and both Bristol Temple Meads and Bath Spa railway stations which 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

HALL 6'2" x 12'8"

KITCHEN 7'6" x 12'2"

SITTING/DINING ROOM 15'0" x 15'3"

LOO 3'1" x 5'0"

First Floor

LANDING 6'2" x 12'3"

BEDROOM 8'6" x 11'10"

ENSUITE 8'5" x 4'3"

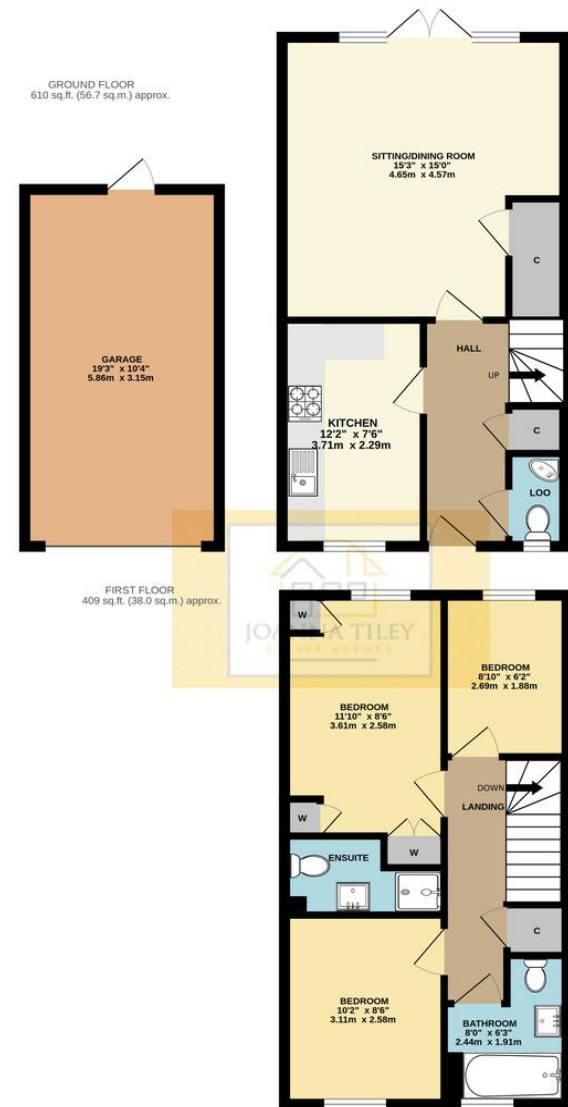
BEDROOM 8'6" x 10'2"

BEDROOM 6'2" x 8'10"

BATHROOM 6'3" x 8'0"

Outside

GARAGE 10'4" x 19'3"



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 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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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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