



Silverlee
Upper Bristol Road, Clutton, BS39 5TB

debbie fortune



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Price: £550,000

- Four bedroom detached home
- Large sitting room/dining room
- Modern kitchen & family bathroom



DESCRIPTION

Approaching nearly 2000sq ft of accommodation, Silverlee is presented very well throughout and boasts versatile and spacious accommodation. The location is superb for both commuting to Bristol, Bath and Wells as well as making the most of the beautiful countryside and village location on hand.

The bungalow is entered into a large open hallway which leads directly to the 27' long sitting room/dining room. This room really is the heart of the property and boasts a feature fire place with log burner as well as double doors to the rear garden. This room opens onto the kitchen which is spacious; the kitchen flows into the conservatory which overlooks the level rear garden. To the other side of the downstairs accommodation there are three double bedrooms. The largest bedroom offers its own ensuite shower room and the further two bedrooms are serviced by the modern family bathroom. On the first floor there is a further double bedroom which again boasts its own ensuite shower room as well as a dressing room!

Outside of the property there is a level lawn with a feature central pond and views to the East. There is a detached garage and plenty of off street parking to both the front and rear of the property.

SITUATION

A thriving community, a great school and a friendly atmosphere, just three reasons to become part of the community of Clutton! Situated just off the A37 and about 10 miles from Bristol and Bath, this Bath & North East Somerset village has a population of around 1,500 and has its own pub, church, popular social club and village hall and pre-school and primary school (www.cluttonschool.com). Midsomer Norton is just 5 miles away and just a bit further out you will find Cheddar Gorge and the Cathedral City of Wells. There is an international airport at Bristol and main line rail links at Bristol and Bath.

DIRECTIONS

Travelling out of Bristol on the A37 towards Temple Cloud, proceed into the village of Clutton. Shortly after the village Pub, the property is on the left hand side, with a Debbie Fortune Estate Agents' For Sale board to the front.

FRONT DOOR TO:

HALLWAY

- Master bedroom with en-suite
- Off street parking and detached garage
- Well sized level garden

Radiator, skirting boards, doors to all main rooms

BEDROOM

10' 6" x 10' 4" (3.2m x 3.15m) Window to front of property, radiator, skirting board

SITTING/DINING ROOM

27' 8" x 14' 8" (8.43m x 4.47m)

Two windows to side of property, French doors to rear of property, feature open fireplace with log burner, radiators, ceiling beams, ceiling cornice, door to

KITCHEN

16' 2" x 7' 8" (4.93m x 2.34m)

Range of fitted base and wall units, tiled splash backs, radiator, skirting boards, tiled floor, double doors to

CONSERVATORY

11' 0" x 10' 9" (3.35m x 3.28m)

Tiled floor and wall to window height

UTILITY ROOM

7' 4" x 7' 4" (2.24m x 2.24m)

Tiled floor, space and plumbing for washing machine, sink, door to open porch at rear.

BEDROOM

20' 0" x 12' 1" (6.1m x 3.68m)

Two windows to front of property, two radiators, skirting board, door to

ENSUITE

Tiled floor, corner shower unit, wash hand basin, WC

BEDROOM

16' 10" x 9' 4" (5.13m x 2.84m)

Window to rear of property, radiator, skirting board, laminate flooring



BATHROOM

Tiled floor, obscure glass window to rear of property, under stairs cupboard, WC, inset Jacuzzi bath with tiled surround, tiled walls to dado height, wash hand basin, feature glass brick wall with fully tiled shower

STAIRS

To first floor

BEDROOM

25' 2" x 20' 3" (7.67m x 6.17m)

Window to front of property, two sky light windows, skirting board, two radiators, door to

DRESSING ROOM

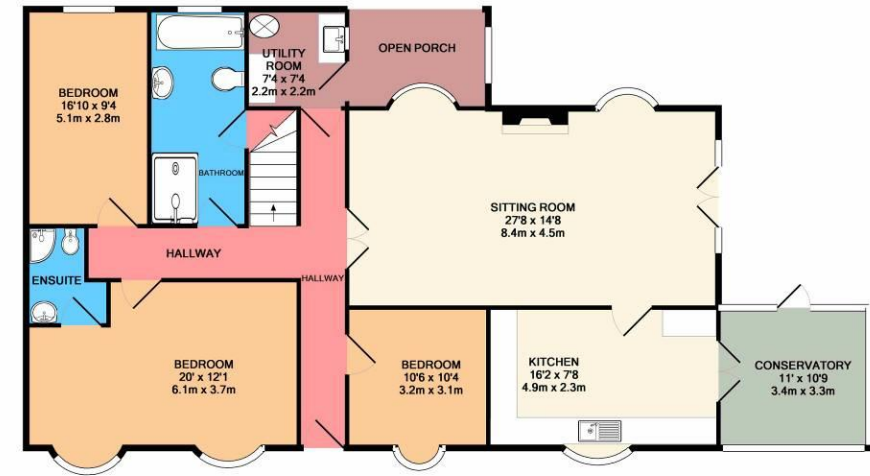
8' 0" x 8' 0" (2.44m x 2.44m)

Skirting board, obscure window to rear, door to

ENSUITE

Obscure glazed window to rear, fully tiled floor and walls, ladder radiator, double shower, wash hand basin and WC

EPC Rating C



GROUND FLOOR
APPROX. FLOOR
AREA 1682 SQ.FT.
(156.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2310 SQ.FT. (214.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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 is given as to their operability or efficiency can be given.
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