



**Moorsfield, Clutton, Bristol , BS39 5SR**

**£425,000**

- **Extended Family Home**
- **Private Enclosed Rear Garden**
- **Additional Downstairs Shower Room**
- **NO ONWARD CHAIN**
- **Energy Rating - C**
- **Four Spacious Bedrooms**
- **Driveway Parking**
- **Modernised Throughout**
- **Council Tax Band - B**
- **Close Commuting Distance To The City Of Bath**

**\*OFFERED TO MARKET WITH NO ONWARD CHAIN\***

Beautifully presented and thoughtfully extended, this charming home is ideally located in the heart of the village and offers a stylish, light-filled interior throughout. The current owners have carefully transformed the property into a warm and welcoming space.

The accommodation begins with an inviting entrance porch opening into a beautifully presented hallway, which draws you effortlessly through to the recent rear extension. This impressive space forms a generous and well-proportioned kitchen/dining room, boasting in natural light from two Velux windows and enhanced by bi fold doors that open directly onto the rear garden. The lounge provides a stylish yet cosy retreat, centred around a log burner that serves as a striking focal point. A well-appointed utility room and a contemporary shower room complete the ground floor.

Upstairs, four well-proportioned and beautifully presented bedrooms offer flexible accommodation for families or those working from home, all served by a modern and stylish family bathroom.

Externally, the property is approached via a private driveway providing off-street parking. The sunny rear garden has been designed with ease of maintenance in mind, predominantly laid to patio and featuring a raised seating area, perfect for outdoor dining, along with a garden shed and a rear gate providing direct access to the recreation ground.

A superb opportunity to acquire a turnkey home in a highly desirable village setting.

Kitchen/Dining Room 21'5" x 19'5" (6.54 x 5.93)

Reception Room 16'6" x 9'10" (5.04 x 3.02)

Bedroom One 13'6" x 10'9" (4.14 x 3.3)

Bedroom Two 16'7" x 8'11" (5.07 x 2.73)

Bedroom Three 13'6" x 8'2" (4.13 x 2.51)

Bedroom Four 9'10" x 8'7" (3.02 x 2.62)

Bathroom

Shower Room





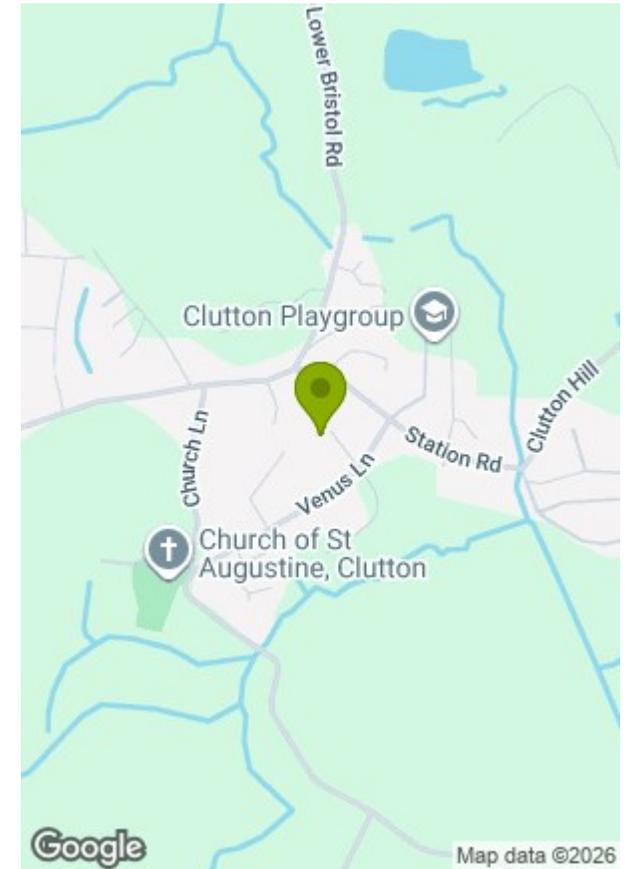
### Moorsfield, Clutton, Bristol, BS39

Approximate Area = 1350 sq ft / 125.4 sq m

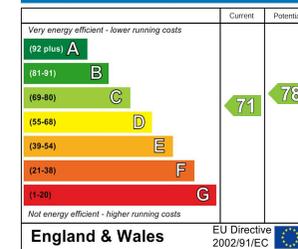
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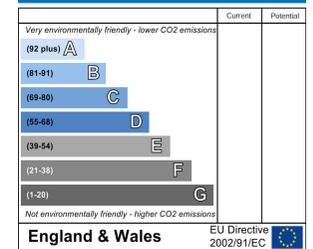
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Barons Property Centre. REF: 1403346



#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



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