



Station Road, Clutton, Bristol, BS39 5PD

£575,000

- Energy Rating - D
- Double Garage
- Council Tax - E
- Tenure - Freehold
- Well Presented Throughout
- Large Detached Bungalow
- Village location
- NO ONWARD CHAIN
- Sought After Location
- South Facing Garden

Barons are pleased to present to the market, with NO ONWARDS CHAIN, this FOUR bedroom DETACHED bungalow located in the charming village of Clutton. The property offers a spacious layout, including a lounge, a separate dining room, kitchen, and utility room. There are three double bedrooms, one featuring an en-suite, alongside one single bedroom, and a generously sized shower/wet room.

To the rear, you'll find an enclosed walled garden creating seclusion and privacy, the garden is primarily laid to lawn with shrubs. Additional benefits include a driveway offering off-street parking, a double garage, UPVC double glazing, and oil central heating. Call Barons today on 01761 411 411 to arrange your viewing!

Kitchen 11'7" x 9'0" (3.55 x 2.75)

Living Room 17'0" x 13'1" (5.19 x 4.01)

Dining Room 17'0" x 9'5" (5.19 x 2.89)

Utility 8'2" x 4'11" (2.49 x 1.52)

Bedroom One 13'7" x 9'6" (4.15 x 2.91)

En-suite

Bedroom Two 10'2" x 10'1" (3.10 x 3.09)

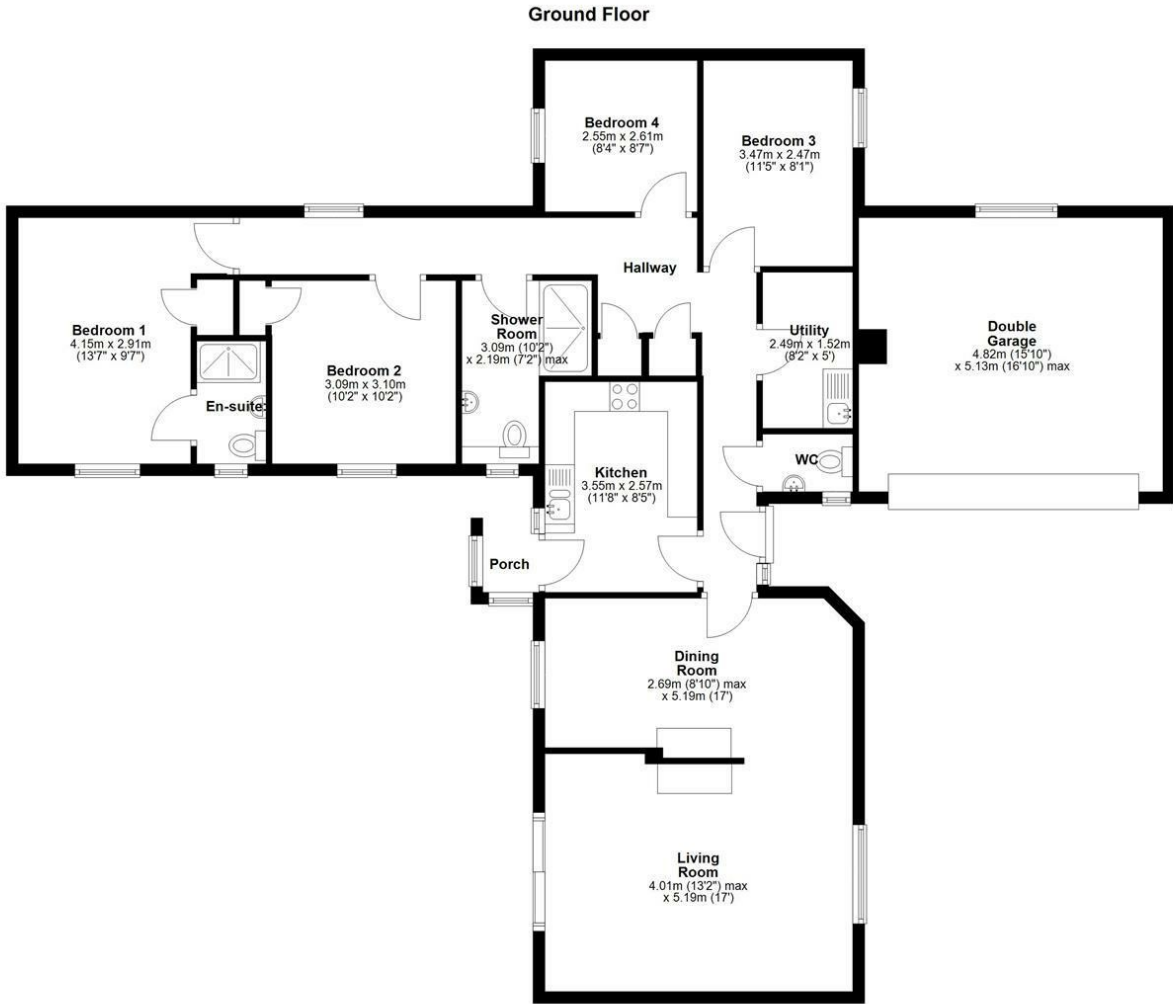
Bedroom Three 11'4" x 8'1" (3.47 x 2.47)

Bedroom Four 8'6" x 8'4" (2.61 x 2.55)

Shower Room 10'1" x 7'2" (3.09 x 2.19)







Whilst every attempt has been made to ensure accuracy of the floor plan, 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 illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.