



'Primrose Valley', Clutton, Bristol, BS39 5PG

£450,000



- **Village Location**
- **Three Bedrooms**
- **Council Tax Band - D**
- **Countryside Views**
- **Commuting Distance to Bristol, Bath & Wells**
- **Detached Bungalow**
- **Energy Rating - D**
- **Tenure - Freehold**
- **Driveway & Garage**
- **Spacious Living Spaces**

Barons are delighted to offer to the market this spacious three bedroom detached bungalow, situated in the highly sought-after village of Clutton. Ideally located for commuters, the property offers excellent access to Bristol, Bath, and Wells.

The accommodation is thoughtfully arranged and well proportioned throughout, making it ideal for those seeking comfortable single level living. The property comprises a bright and spacious lounge/dining room, a fitted kitchen breakfast room, Utility room/airing space. There are two generous double bedrooms, single bedroom and large bathroom with bath and separate shower cubicle.

Externally, the bungalow benefits from an enclosed rear garden with stunning views over neighbouring field. The garden is mainly laid to lawn and complemented by mature shrub borders. To the front of the property accessed through double gates is a spacious driveway and lawned seating area. Further advantages of this property is an attached garage, UPVC double glazing, and gas central heating.

Clutton is a popular and well-connected village with local amenities, while Bristol city centre is approximately 30 minutes away by car, making this an excellent choice for commuters and those seeking village living with convenient access to nearby cities.

Reception Room 17'11 x 12'5 (5.46m x 3.78m)

Kitchen/Breakfast Room 12'5 x 11'7 (3.78m x 3.53m)

Bedroom One 12' x 9'10 (3.66m x 3.00m)

Bedroom Two 9'10 x 9'10 (3.00m x 3.00m)

Bedroom Three 9'10 x 7'2 (3.00m x 2.18m)

Bathroom

Utility/Airing Room

Garage 17'7 x 9'6 (5.36m x 2.90m)



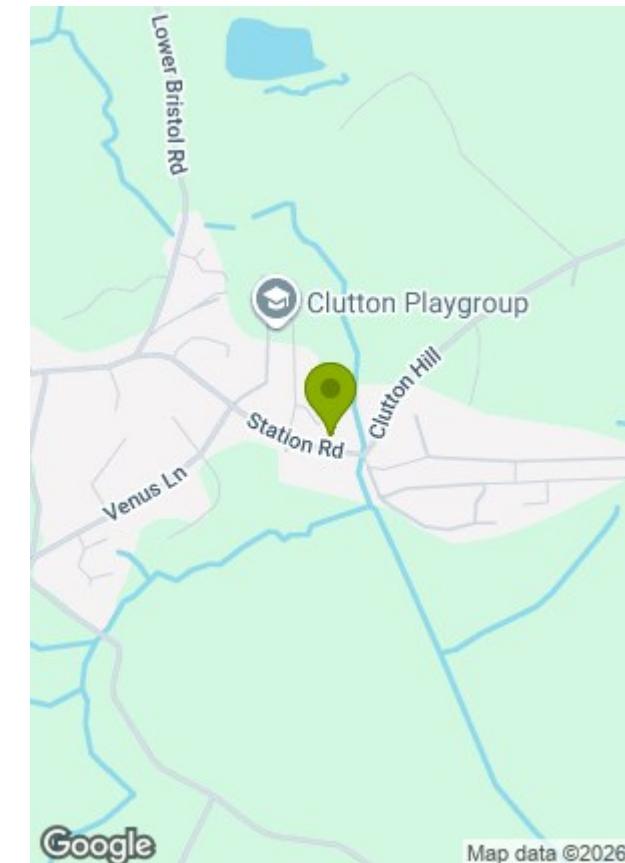


Primrose Valley, Greensbrook, Clutton, Bristol, BS39



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichemco 2025. Produced for Barons Property Centre. REF: 1410421

Approximate Area = 895 sq ft / 83.1 sq m
Garage = 159 sq ft / 14.8 sq m
Total = 1054 sq ft / 97.9 sq m
For identification only - Not to scale



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|----------------------------------------------------------|---|------------------------------------------------|-----------|
| | | Current | Potential |
| Very energy efficient - lower running costs (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 56 | 68 |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |
| | | | |
| England & Wales | | | |
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