



Maypole Close, Clutton, Bristol, BS39 5PP

£420,000

- Two Bed Detached Bungalow
- Village Location
- View Over Fields
- Two Double Bedrooms
- Council Tax Band - D
- Garage & Driveway Parking
- Close Commuting Distance to Bristol
- Private Wrap Around Garden
- Tenue - Freehold
- Energy Rating - D

Barons are delighted to offer to the market this well-presented two-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, an office space area, and a conservatory providing extra space additional practicality. There are two generous double bedrooms, along with a modern shower room.

Externally, the bungalow benefits from an enclosed wrap around garden, offering a peaceful and private outdoor space. The garden is mainly laid to lawn and complemented by mature shrub borders, ideal for relaxation and entertaining. Further advantages include a driveway providing ample off-street parking, a 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.

Kitchen 10'4" x 9'0" (3.16 x 2.76)

Lounge / Diner 16'0" x 13'7" (4.88 x 4.15)

WC

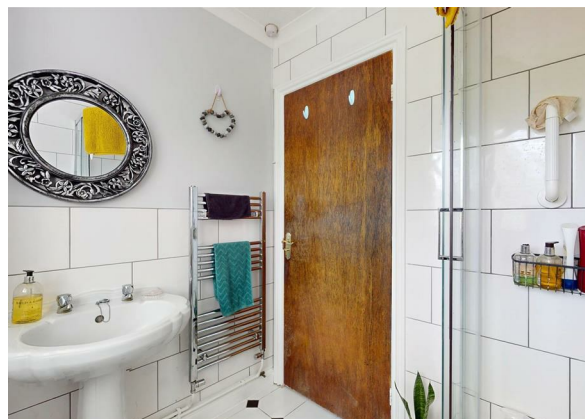
Office

Conservatory 7'1" x 7'11" (2.18 x 2.42)

Bedroom One 12'4" x 8'7" (3.76 x 2.64)

Bedroom Two 9'10" x 9'2" (3.00 x 2.80)

Shower Room 6'11" x 5'8" (2.11 x 1.75)





AWAITING
FLOORPLAN



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	65	79	(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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