



- A detached family home in a desirable position
- Light and bright lounge/dining room with doors to the garden
- Modern, tasteful kitchen/breakfast room and utility
- Four generous sized double bedrooms
- Garage and driveway parking to the front
- Excellent commuter links via A37 & A39



***'A modern detached family home in Clutton, the perfect quiet spot for those looking for the village lifestyle yet maintain commuter links to Bath, Bristol & Wells!'***

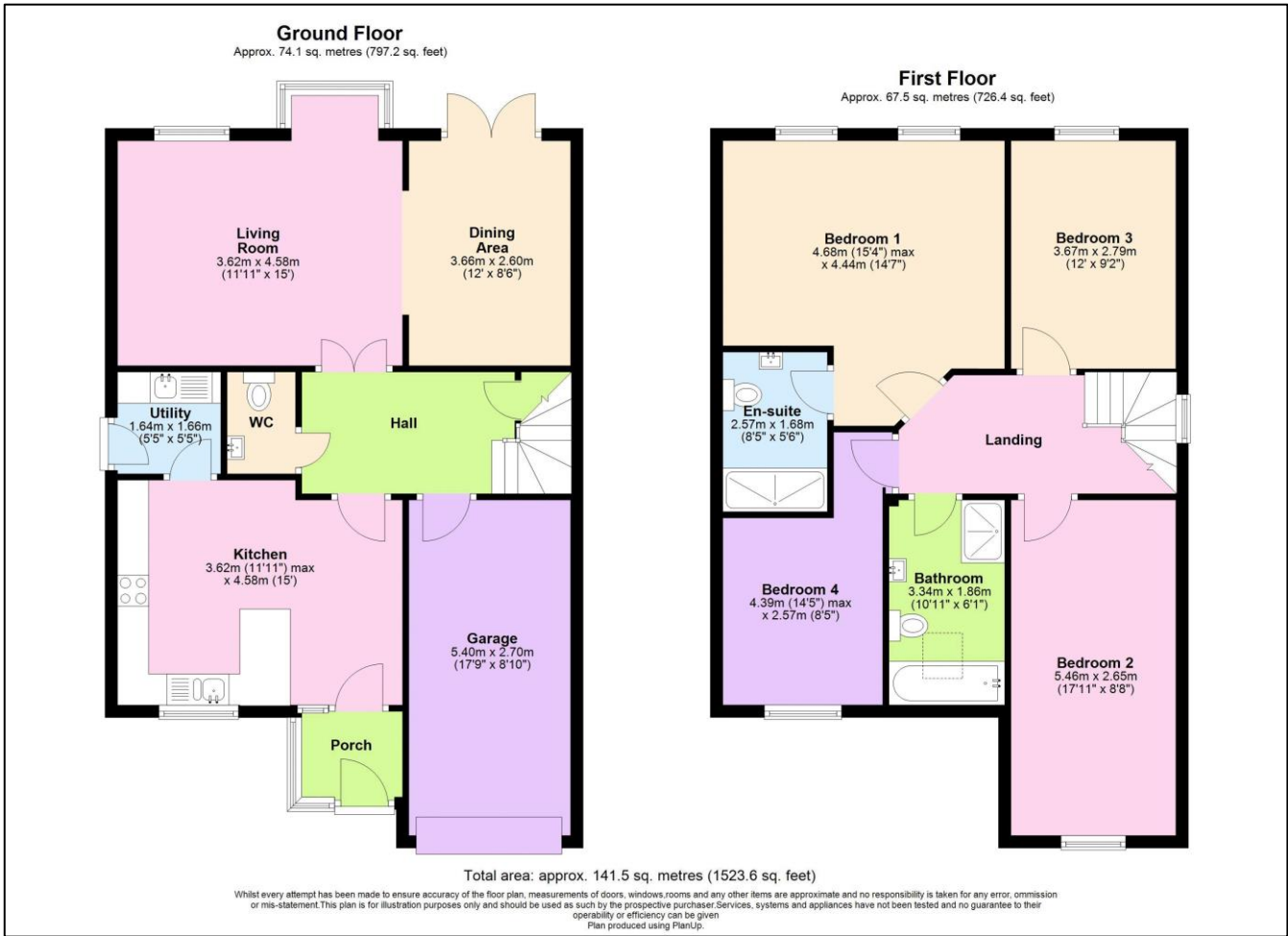
Quietly tucked away at the head of this small residential cul-de-sac lies this attractive detached family home with well proportioned living accommodation couple with four fantastic sized bedrooms. Built circa 2017, the property enjoys accommodation comprising; an entrance porch perfect for shoes and coat and this leads through to a spacious modern kitchen/breakfast room with integrated appliances and a separate utility room. Large inner hallway with stairs to the first floor, ground floor cloakroom, internal door to the garage and double doors into the lounge. The lounge/dining room stretches across the rear and is a really generous size with a bay window overlooking the garden and French doors onto the patio. On the first floor there are four double bedrooms with an en suite shower room from the main bedroom and there is a large family bathroom complete with bath, separate shower enclosure, hand basin and wc. The property has gas central heating and double glazing.

Outside the front of the property has a brick paved driveway in front of a single garage with electric door and has a level lawn with mature shrubs to the surrounds. At the rear there is a fully enclosed garden with a particularly private feel which enjoys a patio, BBQ area and a sloping shallow lawn. Side access gateway.

Agents Note: The property is subject to a management charge currently set £20 per month contributing to the upkeep and servicing of the sewerage treatment pump servicing the cul-de-sac. The management is self run by the residents and is payable to The Sidings Management Company Ltd.

The village of Clutton is a popular spot given its links to the neighbouring cities such as Bath, Bristol & Wells via the A37 & A39. The village offers a semi rural feel with a well-regarded school, pub, social club/hall to name just a selection of facilities and there is plenty of open countryside close by.





Find us online!



[www.samchiversproperty.co.uk](http://www.samchiversproperty.co.uk)



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at [sales@samchiversproperty.co.uk](mailto:sales@samchiversproperty.co.uk)

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.