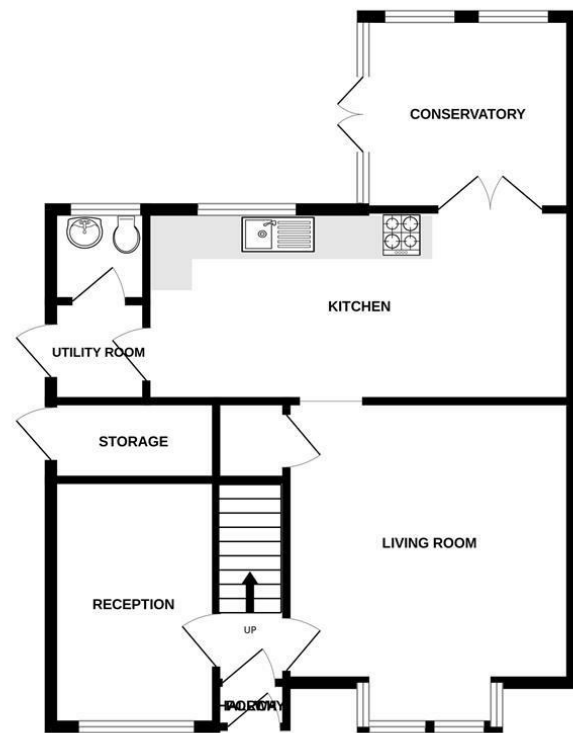


489 Bath Road, Salford, Bristol, BS31 3BA  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR  
698 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 1271 sq.ft. (118.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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28 Gores Park, High Littleton, Bristol, BS39 6YG



Price Guide £450,000

A greatly improved modern detached house offering excellent family accommodation in a pleasant village cul de sac.

- Well Appointed With Contemporary Fittings. Versatile Layout
- Entrance Porch & Hallway
- 2 Reception Rooms
- Open Plan Kitchen/Dining Room
- Utility & Downstairs Cloak/WC
- Double Glazed Conservatory
- 4 Bedrooms
- Re Fitted En Suite Shower Room & Family Bathroom
- Ample Parking & Enclosed Rear Garden
- No Upward Sales Chain

# 28 Gores Park, High Littleton, Bristol, BS39 6YG

This excellent modern detached house was originally constructed in 1996 and has been the subject of numerous improvements over the years and now offers excellent versatile accommodation that will suit a range of purchasers and has a smart contemporary finish.

On the ground floor the property is approached through an entrance porch to a hallway either side of which is a well proportioned bay fronted living room and a family/tv room. Beyond the living room is a good size well appointed kitchen/dining room with built in appliances with double doors leading to a uPVC framed double glazed conservatory which overlooks the rear garden. A utility room and downstairs cloakroom with wc complete the downstairs accommodation. On the first floor there are four bedrooms, two of which are presently combined to form a large master suite with bedroom, dressing room and en suite shower room (the four bedroom layout could easily be reinstated if required.) The main bedroom has a re fitted en suite shower room while the family bathroom is similarly re fitted with a contemporary suite.

On the outside to the front of the house lies ample driveway parking for a number of vehicles with a gated side access leading to the enclosed garden which backs onto a neighbouring orchard and enjoys a good degree of privacy.

The village of High Littleton is well served by local amenities including a popular general stores, hairdressers, pub, garage, parish church, renowned fish and chip shop, primary school highly rated by Ofsted and social clubs. The property is found in a pleasant cul de sac close to Greyfield Woods which offers a number of pleasant country walks and recreational opportunities.

The nearby Towns of Midsomer Norton and Keynsham (the latter with a Waitrose Food Store) provide a good range of day to day amenities while the Cities of Bristol, Bath and Wells are in easy commuting distance.

In fuller details the accommodation comprises (all measurements are approximate):

## GROUND FLOOR

### ENTRANCE PORCH

Double glazed entrance door and side windows. Tiled floor, glazed inner door to

### HALLWAY

Staircase rising to first floor.

### SITTING ROOM 4.76m to max into bay x 4.10m (15'7" to max into bay x 13'5")

Double glazed bay window to front aspect with plantation shutters. Two radiators, deep understairs storage cupboard.

### KITCHEN/DINING ROOM 6.24m x 2.83m (20'5" x 9'3")

Double glazed window overlooking the rear garden, ceiling mounted downlighters, tiled floor. Double glazed door to conservatory, two radiators. The kitchen area is furnished with an attractive range of contemporary wall and floor units with contrasting worksurfaces and tiled surrounds. The units provide a good amount of drawer and cupboard storage space and feature a one and a quarter bowl stainless steel inset sink with mixer tap, breakfast bar, built in four ring gas hob with stainless steel extractor hood above and oven beneath. Integrated dishwasher.

### UTILITY ROOM 1.54m x 1.50m (5'0" x 4'11")

Double glazed door to outside, wall mounted gas boiler, plumbing for automatic washing machine and further appliance space.

### CLOAKROOM/WC

Double obscure glazed window to rear aspect. White suite with chrome finished fittings comprising wc, wash basin with tiled splashback and mixer tap, chrome finished heated towel rail. Tiled floor.

### CONSERVATORY 2.62m x 2.41m (8'7" x 7'10")

uPVC framed and double glazed with a glass roof and opening top light windows. French doors to garden.

### FAMILY/TV ROOM 3.49m x 2.45m (11'5" x 8'0")

Double glazed window to front aspect, ceiling mounted downlighters.

## FIRST FLOOR

### LANDING

Access to roof space. Airing cupboard with Megaflow hot water cylinder.

### BEDROOM ONE 3.53m x 3.07m (11'6" x 10'0")

Double glazed window to front aspect, ceiling mounted downlighters, radiator.

### EN SUITE SHOWER ROOM

Double glazed window to front aspect, fully tiled walls and floor. Re fitted with a white suite with chrome finished fittings in a contemporary style comprising wc, wash basin set in vanity unit with mixer tap and cupboard beneath, corner shower enclosure with thermostatic shower head. Chrome finished heated towel rail.

### BEDROOM TWO 3.49m x 2.90m (11'5" x 9'6")

Double glazed window to rear with a pleasant aspect overlooking a neighbouring orchard. Radiator, ceiling mounted downlighters.

### AGENTS NOTE

Please note that presently bedrooms one and two have been merged to form a master bedroom, dressing room and en suite shower room. The four bedroom layout could easily be reinstated if required.

### BEDROOM THREE 4.28m x 2.66m (14'0"m x 8'8")

Double glazed windows to front and side aspects, ceiling mounted downlighters, radiator.

### BEDROOM FOUR 2.65m to max x 2.67m (8'8" to max x 8'9")

Double glazed window to rear aspect overlooking a neighbouring orchard. Radiator.

### FAMILY BATHROOM

Double obscure glazed window to rear aspect. Extensively tiled walls and tiled floor. White suite with chrome finished fittings in a contemporary style comprising wc, wash basin with mixer tap with cupboard beneath, bath with hand held and rain head shower. Anthracite coloured heated towel rail.

## OUTSIDE

To the front of the property lies an extensive tarmac driveway providing ample driveway parking to accommodate a number of vehicles. The gated access leads to the rear garden.

### REAR GARDEN 11m x 10m (36'1" x 32'9")

The garden is enclosed comprising a paved patio terrace, lawn and gravel beds with flower and shrub borders. An outside tap and light are provided.

### INTEGRAL STORE 2.55m x 1.59m (8'4" x 5'2")

Power and light connected. Electric RCD fuse board.

### TENURE

Freehold

### COUNCIL TAX

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is E. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

