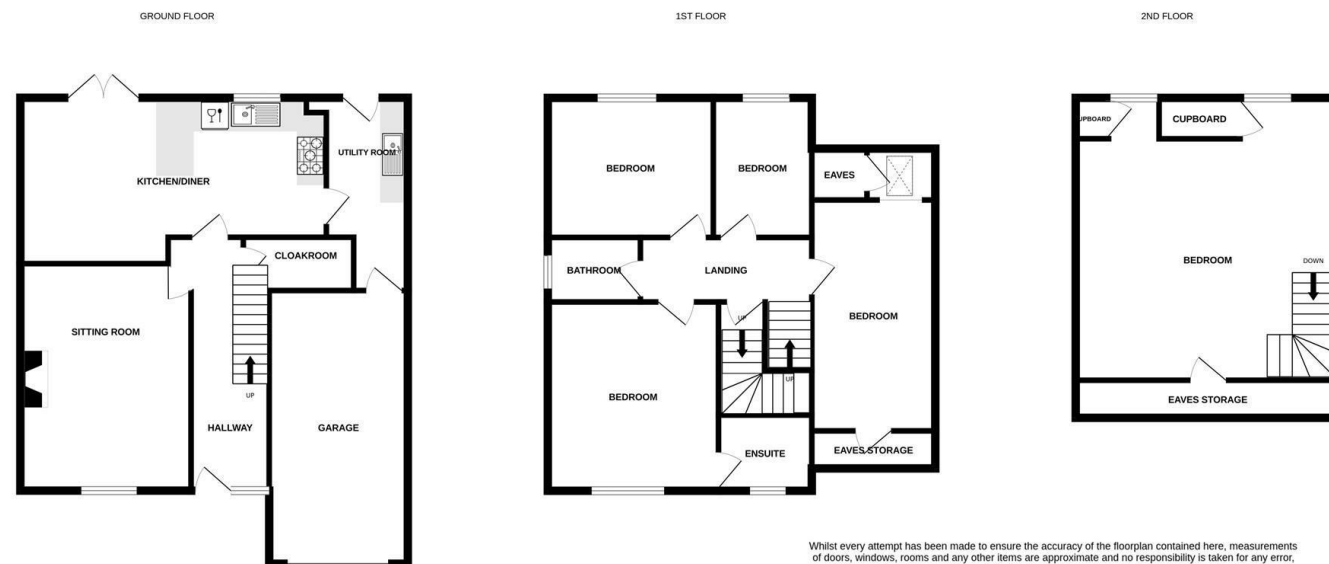


489 Bath Road, Salford, Bristol, BS31 3BA
Tel: 01225 400400 email: salford@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	85
(69-80) C			
(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		

Sunnymeade Scumbrum Lane, High Littleton, Bristol, BS39 6JN



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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Guide Price £525,000

This is a deceptively spacious home in a pretty location. The property also boasts some beautiful views to the rear of the property.

- Substantial detached home
- Garage and further off street parking
- Well structured pretty rear garden with a summer house
- Spacious kitchen diner to the rear of the property overlooking the garden
- Great family Sitting room with a wood burner
- Positioned well between Bath and Bristol with a semi rural setting
- Greyfield Woods are close by, ideal for a lovely walk

Sunnymeade Scumbrum Lane, High Littleton, Bristol, BS39 6JN

A nice gem of a home located away from the main road in High Littleton is this detached five bedroom family home with a pretty rear enclosed garden built circa 2009 and benefits from some delightful views to the rear of the property.

On arrival to the property there is a well maintained front garden with a driveway that leads to the garage and a canopied front door area.

Entry to the property is via a wood glazed front door to a spacious hallway. Doors lead from here to the ground floor accommodation and stairs lead to the first floor. The sitting room to the front of the property overlooks the front garden and has a wood burning stove as a feature of the room. An impressive kitchen diner runs across the back of the property making this the heart of the home and benefits from views over the garden and beyond. Nest to the kitchen is a practical utility room with a door out to the garden and a further door takes you to the garage. Also on the ground floor can be found a cloakroom.

On the first floor there is a good size landing with four bedrooms on this level with a family bathroom and an ensuite to the master. The top floor has a further impressive size bedroom.

To the rear of the property is a delightful established garden which has been well split into different zones comprising a patio area outside the back of the house and the remainder of the garden leads down to a secluded seating area and a summer house.

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

GROUND FLOOR

ENTRANCE HALLWAY

Double glazed wood door. Tiled flooring. Open storage area under the stairs which lead to the first floor.

CLOAKROOM

Tiled floor. Pedestal basin with tiled splashback. Toilet.

SITTING ROOM 4.85 x 3.69 (15'10" x 12'1")

Double glazed window over looking the front. Radiator. Wood burner with a stone hearth with a wood surround and mantle. Wood flooring. Coved ceiling.

KITCHEN DINER 4.25 max narrows to 3.58 x 6.56 (13'11" max narrows to 11'8" x 21'6")

Wood flooring throughout. Range of base units with cupboards and drawers. Rolltop Laminate worktops with an inset sink and mixer tap. Tiled splashback . Selection of wall storage cupboards. Centre peninsula unit giving a breakfast bar. Space for a range style cooker. Built in stainless steel cooker hood and splashback. Built in under unit fridge and dishwasher. Double glazed rear window and double glazed French doors lead to the garden. Ceiling spot lights. Door leads to the

UTILITY ROOM 4.72 x 1.90 (15'5" x 6'2")

Base unit with roll edge work top and an inset stainless steel inset sink. Space for a washing machine, tumble dryer and fridge freezer. Tiled splash back and floor. Doors lead to the garden and to the rear of the garage.

FIRST FLOOR

LANDING

BEDROOM 1 4.01 x 3.70 (13'1" x 12'1")

Double glazed window. Radiator. Door to

EN SUITE 1.77 x 1.96 (5'9" x 6'5")

Tiled floor with part tiled walls. Pedestal basin. Shower cubicle. Heated towel rail. Shaver point. Double glazed window.

BEDROOM 2 3.56 x 2.97 (11'8" x 9'8")

Double glazed window. Radiator.

BEDROOM 3 4.93 x 2.46 (16'2" x 8'0")

Velux style window. Eaves storage space. Radiator

BEDROOM 4 2.93 x 2.11 (9'7" x 6'11")

Double glazed window. Radiator. Currently used as a walk in wardrobe.

BATHROOM 2.32 x 1.96 (7'7" x 6'5")

Panel bath. Mixer tap with shower attachment. Double glazed frosted window. Pedestal basin. Tiled floor and part tiled walls. Toilet.

SECOND FLOOR 6.00 into alcoves x 5.77 (19'8" into alcoves x 18'11")

An impressive top floor bedroom with two double glazed windows. Eaves storage. Loft access.

OUTSIDE

FRONT GARDEN

Walls to front and side with brick block driveway leading to a garage. Borders with mature plants and shrubs. Further space for car parking.

REAR GARDEN

A delightful rear garden which is split into different zones comprising: Patio area directly out ide the back of the house stretching across the full width of the property. A couple of steps down takes you to the main part of the garden with mature plants and is stone chipped for easy maintenance. The third zone offers a secluded seating area for alfresco dining and has a summer house.

COUNCIL TAX

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

TENURE

FREEHOLD

AGENTS NOTE

Local authority Bath & North East Somerset. Services. Electric. Mains drainage water. Broadband Ultrafast 1000mps source Ofcom. Mobile phone signal available EE, Three, O2, Vodaphone source Ofcom. Within a coal mining reporting area.

