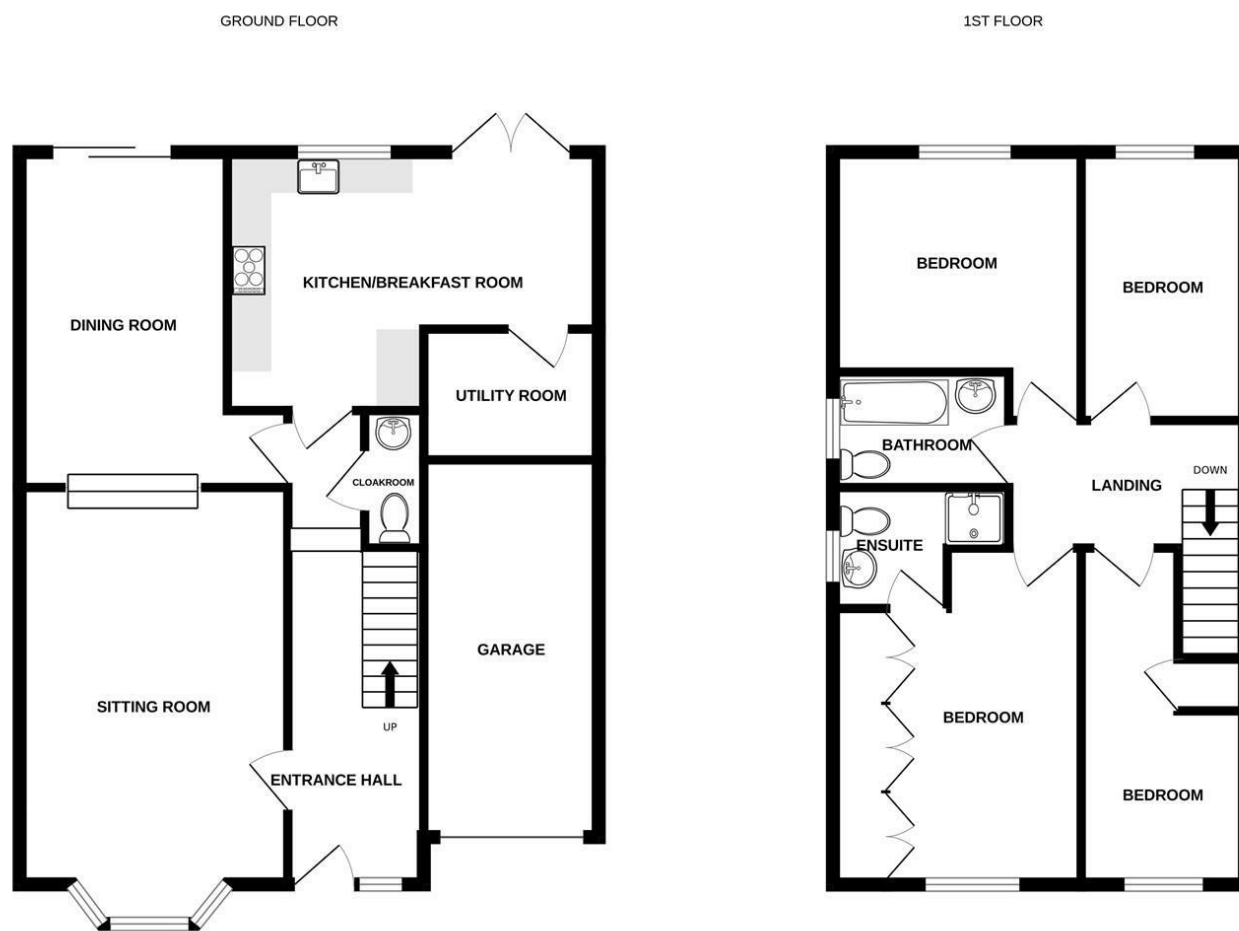


489 Bath Road, Salford, Bristol, BS31 3BA
Tel: 01225 400400 email: salford@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Stoney Fields, 13 Greyfield Road, High Littleton, Bristol, BS39 6YA



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.
Made with Metropix ©2024



Offers In The Region Of £485,000

A lovely four bedroom detached home offering excellent family accommodation and beautiful walks in the pretty village of High Littleton.

- Located in a pretty village with a short walk to the centre
- Garage and further off street parking
- Pretty enclosed rear garden
- Open plan lounge with opening to the dining room
- Spacious kitchen with space provided for a breakfast table
- Separate utility room
- Greyfield woods close by ideal for walks
- Bath is 9.8 miles and Bristol 14 miles for great access to both local cities
- Bathroom and ensuite

www.daviesandway.com
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.



Stoney Fields, 13 Greyfield Road, High Littleton, Bristol, BS39 6YA

Nestled in the charming village of High Littleton, Bristol, this detached house on Greyfield Road offers a perfect blend of comfort and convenience. Boasting two reception rooms, four bedrooms and two bathrooms, this property provides ample space for a growing family or those who love to entertain.

The property's well-maintained interior is complimented by a garage and additional off-street parking, ensuring that parking will never be an issue for you or your guests.

One of the standout features of this home is its proximity to Greyfield woods, offering a tranquil escape for nature lovers and providing the perfect setting for leisurely strolls or energetic hikes. The village centre is just a short walk away, making it easy to access local amenities, shops, and eateries.

Conveniently located between the vibrant cities of Bath and Bristol, you'll have the best of both worlds at your doorstep. Whether you fancy a day of shopping in Bristol or a relaxing spa retreat in Bath, both destinations are just a short drive away.

If you are looking for a well-presented home in a sought-after location that offers a perfect balance of suburban tranquillity and urban accessibility, then this detached house on Greyfield Road is the ideal choice for you.

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

GROUND FLOOR

ENTRANCE HALL

Entry via a double glazed frosted front door with a double glazed frosted window to the side. Staircase leads to the first floor with open space underneath. Coved ceiling. Dado rail. Radiator. Two steps down lead to the lower part of the hallway.

CLOAKROOM 1.75 x 0.71 (5'8" x 2'3")

Accessed from the hallway. Vanity basin with tiled splashback. Low level WC. Extractor fan.

SITTING ROOM 5.59 into the bay window x 3.44 (18'4" into the bay window x 11'3")

Double glazed bay window. Coved ceiling. Electric fireplace with marble surround and hearth. Wall lights. Opening with two steps down to the

DINING ROOM 4.29 x 2.59 (14'0" x 8'5")

Double glazed patio doors. Coved ceiling. Radiator.

KITCHEN BREAKFAST ROOM 3.30 narrow to 2.26 x 5.23 narrows to 2.57 (10'9" narrow to 7'4" x 17'1" narrows to 8'5")

An L shaped room. Double glazed window to the rear aspect and double glazed French doors leading out into the garden. Range of wood base units comprising cupboards and drawers with black laminate work tops. Behind are tiled splashbacks. Range of wall units offer further storage space. There is a selection of built in appliances including a Neff microwave oven, Siemens five burner gas hob, oven, Neff cooker hood and fridge. Radiator. Tiled floor. Door leads to the

UTILITY ROOM 2.39 x 1.68 (7'10" x 5'6")

Space for a washing machine and a tumble dryer with a laminate worktop above. Space for a freezer. Tall storage cupboard. Tiled splashback. Double glazed window and double glazed frosted door leading out to the side of the property.

LANDING

Loft access.

BEDROOM 1 3.17 to back of wardrobes x 3.53 (10'4" to back of wardrobes x 11'6")

Double glazed window with front aspect. Built in wardrobes along one wall.

ENSUITE 2.27 max by 1.46 (7'5" max by 4'9")

Double glazed frosted window. Shower cubicle with an electric shower. Heated towel rail. Ceiling spot lights. Pedestal basin. Low level toilet. Tiled walls and floor.

BEDROOM 2 31.7 x 2.71 (104'0" x 8'10")

Double glazed window with rear aspect. Radiator.

BEDROOM 3 2.21 x 2.08 with extra walk way in (7'3" x 6'9" with extra walk way in)

Double glazed window with front aspect. Airing cupboard. Radiator.

BEDROOM 4 3.53 x 2.08 (11'6" x 6'9")

Double glazed window with rear aspect. Radiator.

BATHROOM 2.25 x 1.46 (7'4" x 4'9")

Double glazed frosted window. Toilet. Pedestal basin. Panel bath with a mixer tap and shower attachment. Heated towel rail. Shaver point. Ceiling spot lights, tiled wall and floors.

OUTSIDE

FRONT GARDEN

A driveway leads to the garage and a pathway leads to the front door. The area is enclosed partly by hedges to the front and one side with a lawned area and some flower beds.

REAR GARDEN

An enclosed garden with part walling and fencing. When you leave the kitchen you arrive at a generous patio area ideal for relaxing or alfresco dining. It is sectioned by a dwarf wall and a few steps lead down to the remainder of the garden which is laid to lawn with mature plants and a fruit tree.

GARAGE

Integral single garage with up and over door.

TENURE

Freehold.

COUNCIL TAX

According to the Valuation Office Agency website, 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.

ADDITIONAL INFORMATION

Local authority. Bath and North East Somerset.
Services. Mains electric. Mains water and drainage. mains gas
Broadband speed. Ultrafast 1000mps source Ofcom
Mobile phone signal outside. EE O2 Vodaphone Three - Likely
Located within a coal mining reporting area.

