



12 PARKLANDS
HIGH LITTLETON
BRISTOL
BS39 6LB
£430,000

A stunning, extended family home, presented to an excellent decorative standard and boasting an impressive array of benefits any growing family would appreciate. Furthermore the ground floor element of the side extension has been utilised in recent years as a one bedroom, self contained annex.

This annex can and has been incorporated within the main dwelling, providing additional living space, a fifth bedroom and ground floor bathroom facilities. However it can also be utilised as an area for additional income, with the current owners a 'Super Host' on Airbnb, with the annex proving to be financially lucrative,

Within the main property, an entrance hallway greets, with stairs leading to the first floor, a door to the annex and door to the kitchen. The kitchen is truly the hub of the home and a real wow factor, sure to prove popular for families or those simply looking to entertain. The kitchen comprises numerous built in wall and base units with real wood work surfaces. A large breakfast island, complete with matching work surfaces provides the dining space and sits centrally within the room. The lounge can be found to the front of the property with a feature fireplace and shutters, making for a cosy retreat upon an evening. A generous conservatory can be accessed via the kitchen and makes for a lovely sitting room with views and direct access to the garden.

To the first floor can be found four bedrooms, three of which are impressive double bedrooms with the fourth a comfortable single. Should a fifth bedroom be required, then the ground floor annex can be maximised, with this bedroom enjoying an en-suite shower room. Back to the principle bedroom on the first floor, where a further en-suite benefits, completed with feature double sink. Completing the accommodation can be found the main family bathroom, which, similar to the two en-suites, comprises a modern, three piece white suite.

Externally, the property includes a driveway provides off street parking to the front aspect, which also features an EV charging point. Furthermore a lapsed planning application was approved for the erection of an entrance porch. To the rear of the property the current owners have overhauled the old, sloping garden and made it into the perfect family and entertaining area. A large expanse of raised decking leads down to a flat, lawned area, enclosed by boundary fencing and offering a private aspect. All of which is set to the backdrop of rolling countryside, one that is expected in this popular village location.

High Littleton continues to impress with many families seeing this as an attractive, quiet village, offering a selection of local conveniences yet is only a short drive to larger towns or both cities, Bath & Bristol. Highly acclaimed local schools are readily available, whilst beautiful open countryside walks can be found on your doorstep.

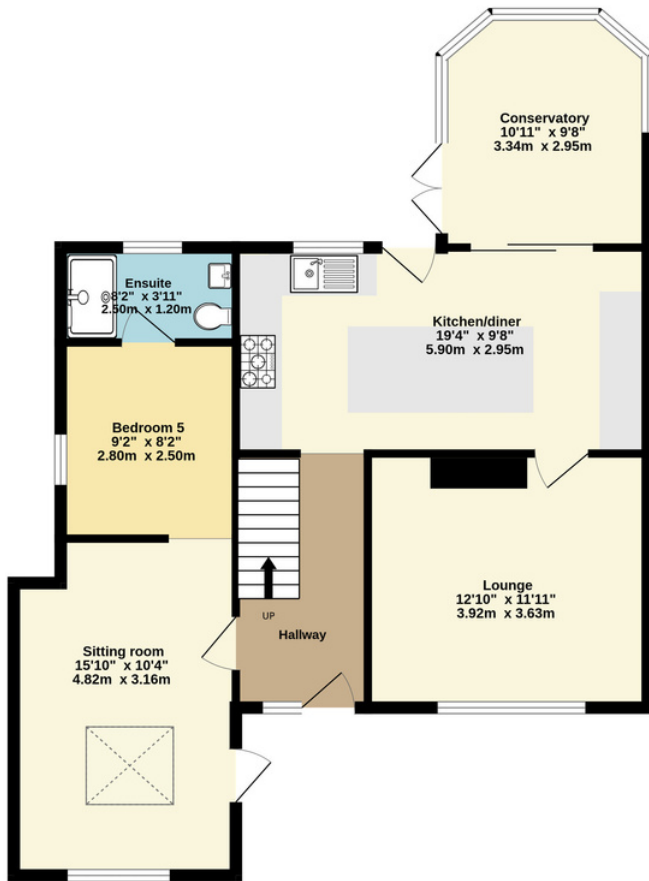
The seller has secured an onward purchase and offers their lovely home for sale with a complete chain - a true benefit for any genuine buyer looking for an efficient move. A truly impressive family home and one worthy of an early internal viewing.



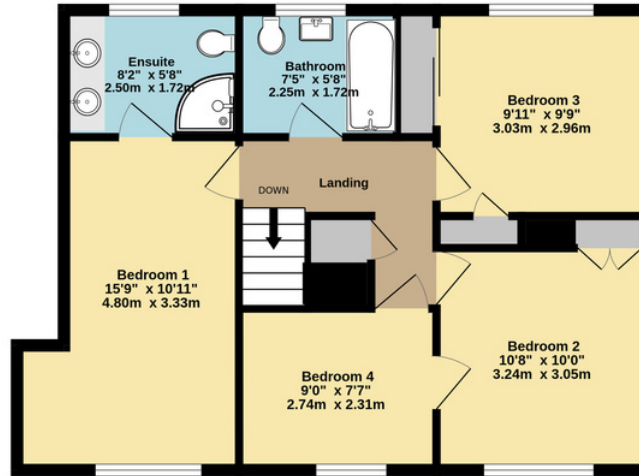




Ground Floor
787 sq.ft. (73.1 sq.m.) approx.



1st Floor
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1387 sq.ft. (128.8 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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Energy performance certificate (EPC)			
12 Parklands High Littleton BRISTOL BS39 6LB	Energy rating D	Valid until:	12 December 2031
		Certificate number:	1439-3022-4109-0220-2296

Property type: Semi-detached house
Total floor area: 121 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

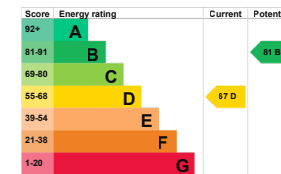
See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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