





# No.9

Littlemoor Lane is a sought-after position; an attractive country road comprising several well-presented and individually designed properties, on the close outskirts of the main village.

As you can see from the photographs, this beautifully presented three bedroom property has a larger than average plot and better still, is not overlooked to the back at all. With gardens to the front, side and rear, the copper beech hedge along the boundary has been kept low enough to ensure that the lovely open view over the neighbouring fields can be fully enjoyed from both the house and the garden.

Immaculately decorated throughout in neutral tones, the property is bright and modern and is filled with light, with attractive garden views to most aspects. The wall to the former dining room has been removed to create a fantastic open-plan kitchen that has doors opening onto the patio and ample room for cooking and dining, as well as space for a sofa and coffee table. An electric cooking range and American style fridge-freezer are negotiable within the final selling price.

There is a large cloakroom /utility room off the kitchen, although an attached brick outhouse, which is literally trailing in wisteria has ample space and plumbing for a washing machine and tumble dryer and perhaps a spare freezer.

With such a large plot, the property would be ideal for an extension subject to the appropriate planning consent. Planning permission lapsed in 2023 for a large open-plan room to the ground floor, with a master suite and en-suite above should anyone be interested in seeing the plans.







**Entrance** – A uPVC front door opens into the **Hallway** – Having large porcelain tiles to the floor, radiator and staircase leading to the first floor accommodation with under stairs storage cupboard. A part glazed door opens through to the:

**Lounge 4.27 m x 3.36 m (14'0 x 11'0)** – Has a uPVC window to the front aspect and further window to the side aspect, both with fitted blinds. There is a radiator and an attractive stone fireplace with fire surround and hearth housing a wood burner.

**Open-Plan Living Kitchen 7.43 m x 4.15 m (24'4 x 13'7) maximum** – A spacious kitchen with ample room for cooking and dining plus space for sofas etc. There are uPVC windows to both side aspects with fitted blinds, a pair of French doors open out onto the rear patio and garden plus a further part glazed door also to the rear aspect. The floor is tiled in wood grain effect ceramic floor tiles, there is a three branch pendant light fitting and a radiator. The kitchen area comprises a range of work surfaces with white drawer and cupboard units at both base and eye level. There is space and point for an electric cooking range that has an induction hob, double oven and grill and an extractor fan over, which is open to separate negotiation. There is also space and point for an American style fridge freezer which is also open to separate negotiation. An inset one and a half bowl sink unit has a mixer tap over and there is an integrated microwave.

**Utility Room/Cloakroom** – Has a uPVC window to the side aspect and a continuation of the tiled flooring from the kitchen. There is work surface space with cupboards at both base and eye level and space and plumbing for a dishwasher along with a built-in low flush WC with concealed cistern and wash basin with mixer tap over.

The first floor landing has access to a loft space with light and there is a uPVC window to the side aspect and doors arranged off to:

**Bathroom** – Having uPVC windows to both the side and rear aspect, fully tiled walls and floor and a three-piece white suite to comprise a panel bath with shower over, low flush WC with concealed cistern and a wash basin with cupboards and drawers beneath.

**Bedroom One 3.68 m x 3.33 m (12'0 x 10'11)** – Has a uPVC window to the front aspect with fitted blinds, a radiator and an extensive range of wooden wardrobes with hanging rails and shelving.

**Bedroom Two 3.08 m x 3.03 m (10'1 x 9'11)** – A dual aspect room with uPVC windows to both the side and rear aspect with fitted blinds and a radiator.

**Bedroom Three 2.49 m x 2.11 m (8'2 x 6'11)** – Has a uPVC window to the front aspect with a fitted blind and a radiator.

**Outside** – This beautifully presented property is equally as well presented on the outside as the inside. Set back from the lane with lawn garden to the front, side and rear aspect, the sellers of the property had previously had planning permission to extend the house to the left-hand side, which would have added a large open-plan reception room to the ground floor as well as master suite with en-suite above. The planning permission expired in 2023, but the plans are available to view upon request.

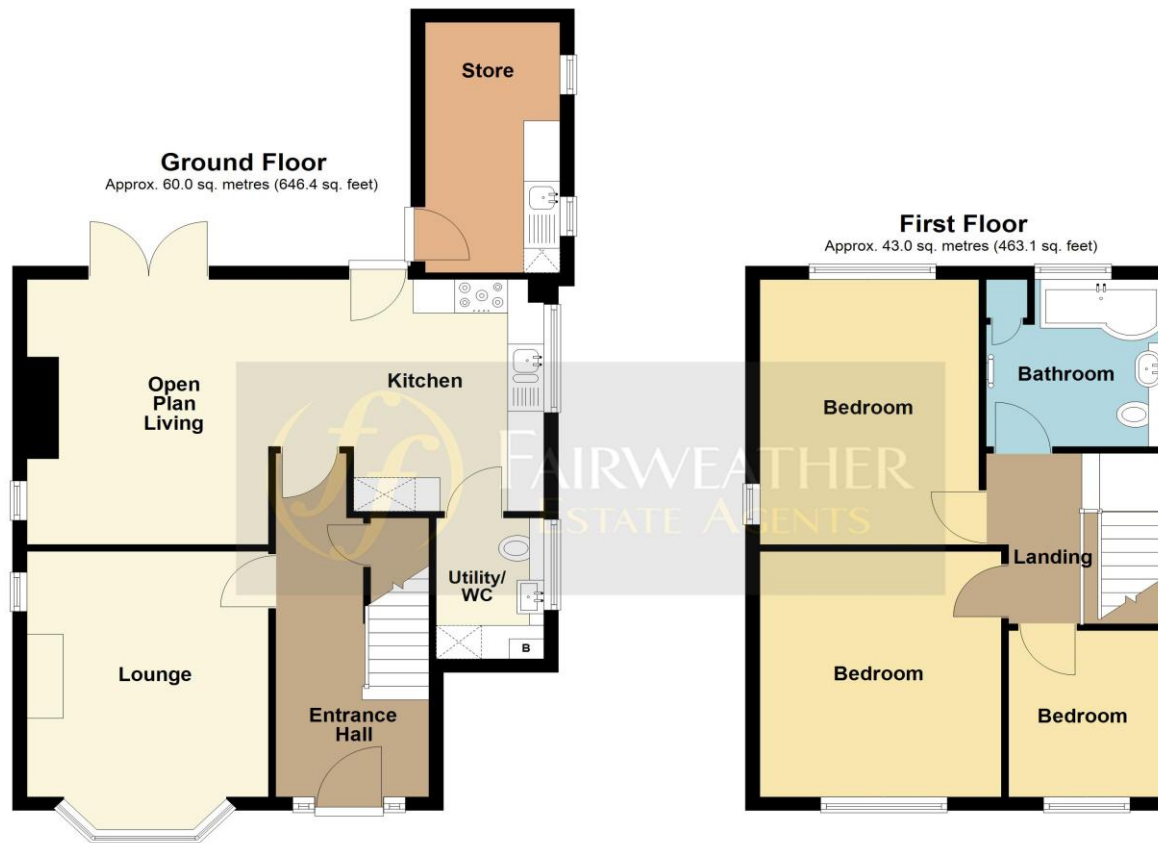
The front garden is mainly laid to lawn with a flower bed and young trees toward the boundary. An extensive gravel driveway provides off-road car parking for several vehicles to the front and side of the property. The properties protected by CCTV and also benefits from dusk to dawn lighting within the soffits plus some sensor lighting.

The rear garden enjoys pleasant country views over a neighbouring field and is mainly laid to lawn with a generous patio area off the kitchen and dining area, providing ample room for outside dining furniture, sun lounges etc. An established copper Beach hedging to the rear boundary has been kept low so that the view can be enjoyed from the garden and the property itself. An attached outhouse to the rear of the property is trailing in Wisteria and has a window, lights and power. There is plumbing for a washing machine and ample space for housing an additional fridge or freezer as well as garden furniture in the winter months.









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Plan produced using PlanUp.

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