

Littlebrook House

13a Meadow View
BA3 3QT

£550,000



- A substantial and individual detached family home, quiet location
- Lounge with patio doors onto garden, study and ground floor cloakroom
- Spacious kitchen dining room and separate utility / boot room
- First floor, four bedrooms, ensuite and family bathroom
- Second floor, master bedroom with walk in wardrobe and ensuite
- Gated private drive and fully enclosed rear garden with home office

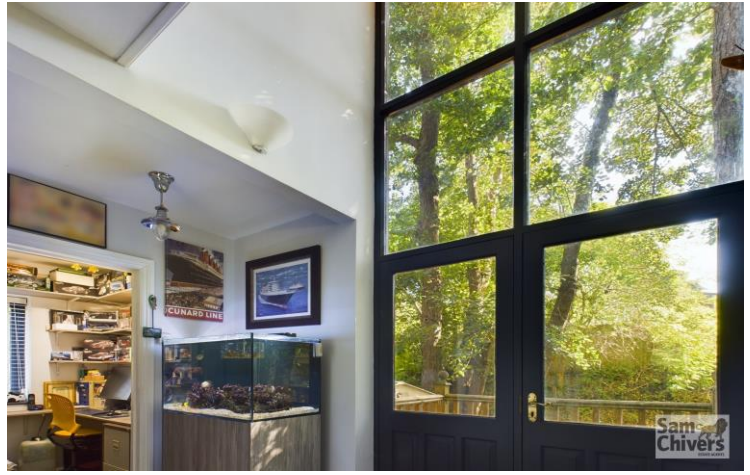


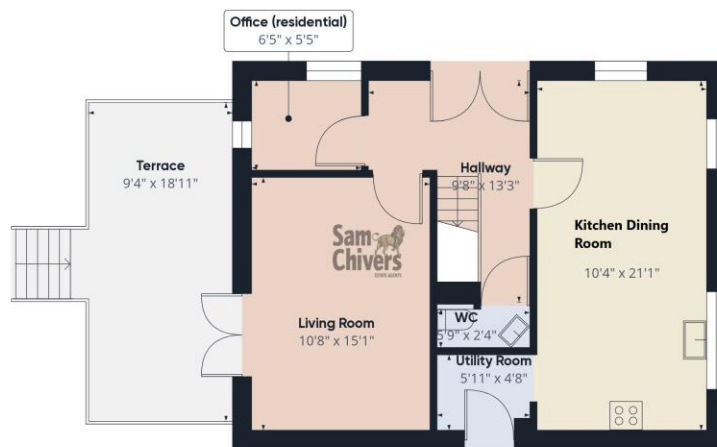
"A substantial five-bedroom, three storey, detached family home with double gated drive and a private fully enclosed rear garden".

The property was constructed in 2004 and is an individual architecturally designed property with many attractive features. The accommodation comprises entrance hallway with large two storey window flooding light into the property. The lounge is located to the rear of the property with patio doors opening onto a decked patio. Study and handy cloakroom. Spacious kitchen dining room with a good range of units and separate utility / boot room. On the first floor are four bedrooms, one with an ensuite and a family bathroom with shower over bath. On the second floor is the master suite consisting of a light an expansive bedroom, walk in wardrobe and ensuite shower room. The property benefits from mains gas central heating and double glazing.

Outside to front, steel double gates open onto an extensive driveway. Pathways to both side of the property lead into a very private rear garden, with a spring fed stream running along its eastern boundary. There is a raised decked patio, lawn and a detached, timber home office with power and lighting.

Tenure: Freehold. **Council Tax Band:** D



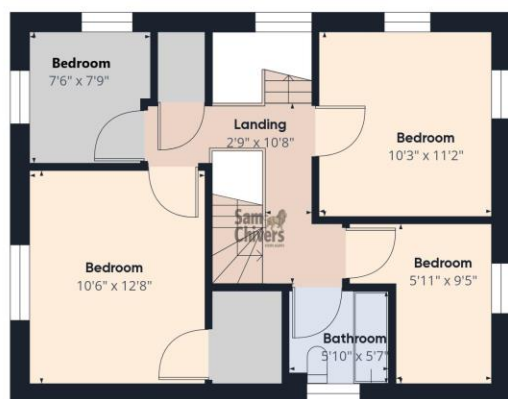


Floor 0 Building 1

Approximate total area[®]
1548.71 ft²

Balconies and terraces
195.9 ft²

Reduced headroom
37.46 ft²



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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