



- A smart and well presented four bedroom semi detached home
- Spacious, family friendly living accommodation
- Lounge/dining room and well fitted kitchen
- Large main bedroom with en suite shower room
- Fully enclosed garden, garage and driveway parking
- Fantastic commuter base for Bath & Bristol



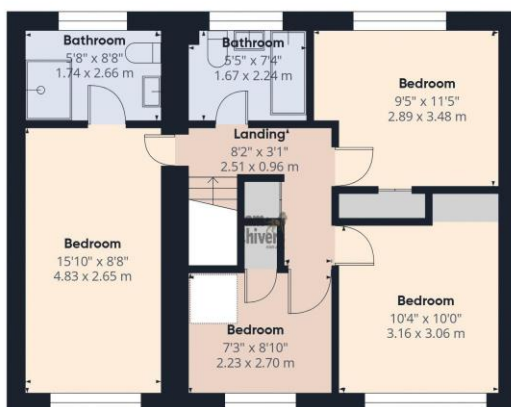
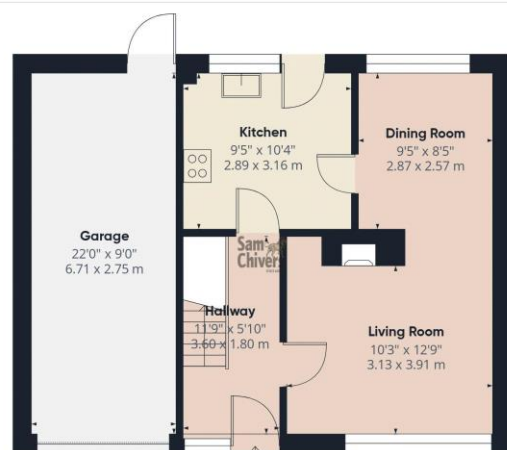
'A really generously sized four bedroom semi detached home that has plenty of space on offer to the growing family, all set within a quiet, popular village!'

Set within the ever popular village of High Littleton, lies this four bedroom semi detached home which has been the subject of a good size double storey extension to the side to create spacious, family friendly living accommodation. As you step through the front door there is a welcoming entrance hallway with stairs to the first floor. There is a nice size L-shaped lounge/dining room which is light and bright and this connects well with the smart, well fitted kitchen with a door out to the garden. On the first floor there are four well proportioned bedrooms with the main bedroom being an especially large double with tasteful en suite shower room. Bedrooms two and three are good size doubles and the fourth bedroom a good size single but it currently set up as an office. The property has GCH and double glazing.

Externally the property has ample driveway parking for two/three vehicles at the front and there is a side access pathway leading to the rear garden. At the rear there is a private, fully enclosed garden laid predominantly to lawn with a private patio area also. There is also a personal door into the rear of the garage. The garage runs the full length of the property and is therefore larger than average and could also be adapted to potentially increase the ground floor living space.

Situated just off Rotcombe Lane, Parklands is a great location which is just a few minutes walk to open countryside. A popular village primary school is a ten minute walk, a Spar shop and regular public transport are also just a few minutes walk. Bath city centre is only ten miles and Bristol city centre is eleven miles, making this property a great commuter base.





Approximate total area⁽¹⁾
1170 ft²
108.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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