



44 Little Brooks Lane, SHEPTON MALLET, BA4 4BW

welcome to

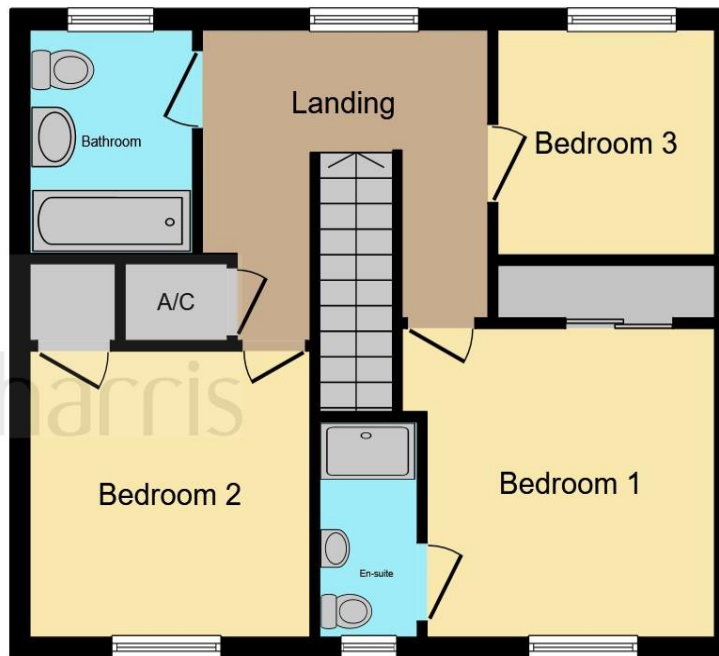
Little Brooks Lane, SHEPTON MALLET

Located in a highly sought after select development praised by the Commission for Architecture and the Built Environment, this impressive 3-bedroom family home offers stylish and extensive accommodation that provides excellent energy efficiency. With garden, garage and parking.





Ground Floor



First Floor

Entrance Hall

Living Room

11' x 20' (3.35m x 6.10m)

Kitchen Dining Room

9' 10" x 13' 4" max (3.00m x 4.06m max)

Utility Room

6' 5" x 10' (1.96m x 3.05m)

Cloakroom

First Floor Landing

Main Bedroom

10' x 11' 2" (3.05m x 3.40m)

En Suite

Bedroom Two

9' 3" x 9' 11" (2.82m x 3.02m)

Bedroom Three

7' 6" x 7' 9" (2.29m x 2.36m)

Family Shower Room

5' 5" x 7' 1" (1.65m x 2.16m)

Outside

Garden

Garage

8' 7" x 8' 10" (2.62m x 2.69m)

Driveway Parking

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Little Brooks Lane, SHEPTON MALLET

- Sought After Development Close to Amenities & Open Countryside
- Living Room Opening out into Garden
- Contemporary Kitchen Dining Room Plus Separate Utility Room
- 3 Bedrooms including Main with En Suite
- Family Bathroom & Downstairs Cloakroom
- Private Garden
- Garage & Driveway Parking

Tenure: Freehold EPC Rating: C

£300,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL105976



Property Ref:
WEL105976 - 0003

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