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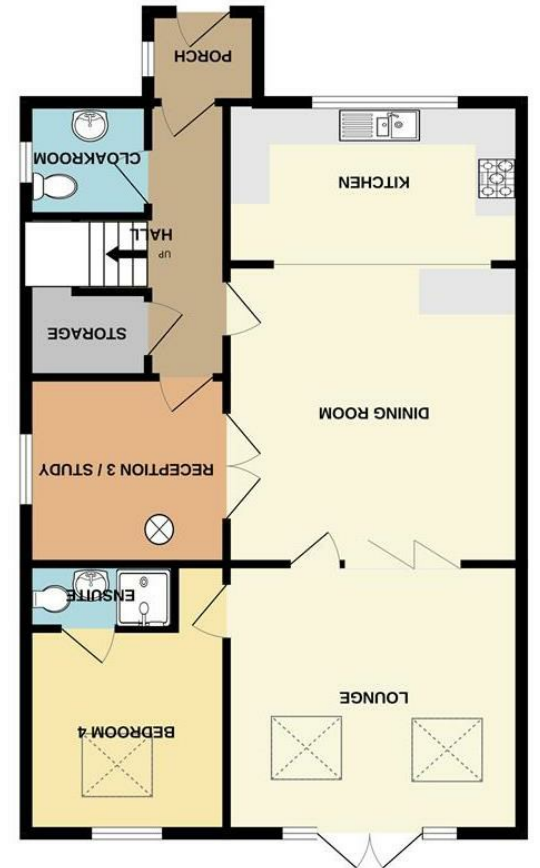
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Get in touch to arrange a viewing!

Like what you see?



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GROUND FLOOR

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17 High Street, High Littleton, Bristol, BS39 6HU

Offers In Excess Of £450,000



Council Tax Band: E | Property Tenure: Freehold

FAMILY HOME IN THE HEART OF THE VILLAGE, SET IN ROLLING SOMERSET COUNTRYSIDE! There's a lot more to this gorgeous detached family home than first meets the eye. Located in the heart of the village of High Littleton which offers all the trappings of village life with a primary school, local pub, recreational grounds, local shop and more, as well as offering great access to Bath, Bristol and Wells, you'll find this fantastic home. Set back from the road at the end of a shared private driveway, tucked away from the world, this home is an oasis of calm and perfect for those seeking privacy. Extended to the rear and modernised throughout by the current owners, the sizable accommodation offers entrance porch, hallway with sizable storage cupboard and downstairs cloakroom. As you enter into the main body of the house you will be struck by just how much living space is on offer, with a modern kitchen opening to the dining room, off which you'll find a playroom/home office, then folding doors lead you through to the lounge and the 4th bedroom with ensuite shower room. Upstairs you'll find 3 double bedrooms with built in recessed wardrobes and a 4 piece family bathroom with white suite. Not only is the property fully double glazed and gas centrally heated but the high standard of décor and fittings throughout will impress. You really can just move straight in! The property enjoys a large extended plot, with a fabulous level lawned rear garden to the rear, further lawned mature gardens to the front, as well as parking for 3 to 4 vehicles and a garage located next to the front of the property. In addition the garden area to the right of the driveway as you enter is included, giving additional scope for further parking should you need it. Surrounded by lots of open green space and country walks, this property must be viewed to fully appreciate its charm and all it has to offer!

Entrance Porch

5'2" max x 4'3" max (1.57m max x 1.30m max)

Double glazed door to front, double glazed window to side, radiator, spotlights and tiled flooring.

Hallway

12'11" x 3'8" (3.94m x 1.12m)

Feature radiator, tiled flooring, understairs storage cupboard with light, power and plumbing for washing machine, stairs to first floor landing.

Cloakroom

5'4" x 5'9" (1.63m x 1.75m)

Double glazed window to side, WC, wash hand basin with vanity,

heated towel rail, fuse board, gas combi boiler, tiled splashbacks, tiled flooring.

Kitchen

7'7" x 13'10" (2.31m x 4.22m)

Double glazed window to front, spot lights, range of wall and base units with worktop over, inset 1 1/2 bowl sink and drainer with mixer tap over, inset 5 burner gas hob with splashback and cooker hood above, double electric oven/grill, space for American style fridge/freezer, recess for dishwasher.

Dining Room

14'4" max x 13'10" (4.37m max x 4.22m)

Breakfast bar, fire surround (gas not connected), wood effect flooring, spotlights, bi-fold door and door to lounge and double doors to reception three.

Home Office/Play Room

8'9" x 9'10" (2.67m x 3.00m)

Double glazed window to side, radiator, wood effect flooring and natural day light tunnel.

Lounge

12'8" max x 12'10" (3.86m max x 3.91m)

Double glazed French doors to rear and two double glazed windows to side, 2 additional sky lights, wood effect flooring, radiator.

Bedroom Four

11'11" n/t 8'6" x 10'8" (3.63m n/t 2.59m x 3.25m)

Double glazed window to rear, radiator, spotlights, wood effect flooring, skylight window and loft storage.

Ensuite Shower Room

3'0" x 7'6" (0.91m x 2.29m)

Spot lights, extractor fan, tiling to walls, shower cubicle, wash hand basin with vanity, WC, and heated towel rail.

First Floor Landing

6'8" x 10'2" n/t 3'10" (2.03m x 3.10m n/t 1.17m)

Double glazed window to side, radiator, loft access and storage cupboard.

Bedroom One

12'2" x 13'10" n/t 11'5" (3.71m x 4.22m n/t 3.48m)

Double glazed window to rear, radiator and built in recessed wardrobe.

Bedroom Two

8'11" x 13'9" (2.72m x 4.19m)

Double glazed window to front and radiator.

Bedroom Three

8'9" x 10'0" (2.67m x 3.05m)

Double glazed window to rear, radiator and built in recessed wardrobe.

Bathroom

10'0" x 5'5" (3.05m x 1.65m)

Double glazed window to front, spotlights, 2 x heated towel rails, panelled bath with shower head attachment, separate shower cubicle, his and hers sinks, inset into vanity units with steam free mirror and light above, WC.

Rear Garden

Enclosed rear garden, mainly laid to lawn, gated side access, two patios, outside power, out side tap, and summerhouse,

Front Garden

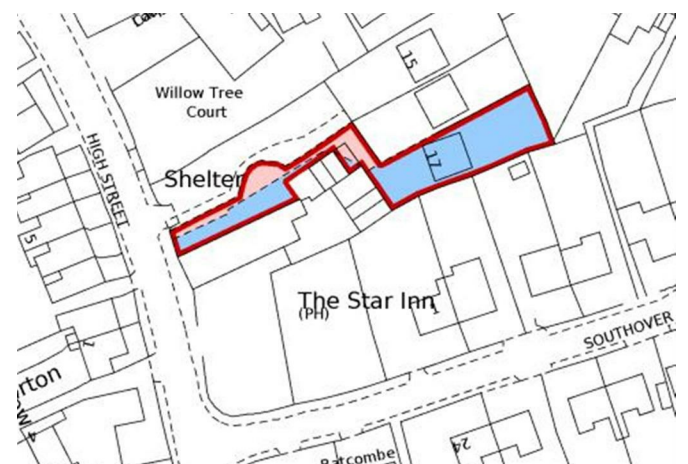
Gated path to front door, mainly laid to lawn with hedges, shrubs and trees, outside power point, car charging point.

Parking

Block paved parking for one car next to the garage, additional parking in front of the garage for one car, area laid to gravel offering further parking for two cars located near the additional garden which is laid to lawn found on the right as you enter the shared driveway.

Garage

Located next to the property in a block of 3, with electric roller door to front, power and light.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	63	83
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

