



Hill View, 1A New Road, Bristol, BS39 6JH

£565,000

****NO ONWARD SALES CHAIN**** Welcome to this stunning five-bedroom detached house located on New Road in the charming village of High Littleton, Bristol. This recently built property offers a perfect blend of modern design and functionality. As you step inside, you'll be greeted by tastefully presented accommodation spread across three floors, providing ample space for comfortable living. The open plan living space is a true highlight, featuring a cosy log burner that creates a warm and inviting atmosphere. The luxurious family bathroom and en suite offer a touch of elegance, perfect for unwinding after a long day. One of the unique features of this property is the balcony accessible from the kitchen/dining room, where you can enjoy your morning coffee while taking in the picturesque surroundings. The stylish fitted kitchen is a chef's dream, complete with a Rangemaster style cooker and stone worksurfaces, making meal preparation a delight.

Situated in a village location, this property offers convenience at your doorstep. A level walk will take you to amenities such as shops, hairdressers, and a primary school, making daily errands a breeze. For nature lovers, open fields and countryside are just a stone's throw away, providing a peaceful retreat. With Bristol only 12 miles away and Bath a mere 9 miles away, you'll have easy access to city amenities while enjoying the tranquillity of village life. Don't miss out on the opportunity to make this beautiful house your home. Contact us today to arrange a viewing and experience the charm of High Littleton living.

The spacious accommodation is tastefully presented throughout comprising entrance hall, cloakroom, a light and airy lounge/ diner with a modern log burning stove. The mid level patio doors open out onto the newly decked roof terrace with glazed balustrade, allowing you to take in the far reaching countryside views. The stylish handmade kitchen benefits from twin Belfast sink, range cooker, and integrated appliances, with stone worktops. At first floor level are two generously proportioned double bedrooms, both with contemporary en-suite facilities. From the lower ground floor hallway is a luxurious main family bathroom suite, with a free standing bath and double shower cubicle. Of the three double bedrooms on this floor; two have patio doors to the rear. Due to the recent development this property offers superb energy efficiency values complete with solar panels, system boiler and 300 litre cylinder.

Entrance Hall

Lounge

14'11" x 12'2" (4.55 x 3.73)



Kitchen/Dining Room

19'5" x 10'2" (5.94 x 3.10)



Roof Terrace

19'10" x 6'11" (6.07 x 2.11)

First Floor Landing



Main Bedroom

12'7" x 12'4" (3.84 x 3.76)



En Suite

12'4" x 6'7" (3.78 x 2.03)



Bedroom

12'9" x 11'10" (3.91 x 3.63)



Bedroom

13'3" x 10'0" (4.04 x 3.05)



Outside



There is a tarmacked driveway to the side of the property that provides parking space for two/ three vehicles. Immediately at the rear of the house is a large paved patio seating area, steps down to a wall enclosed lawn garden, that enjoys a sunny aspect with views over the surrounding rooftops and countryside.

Directions

Sat Nav BS39 6JH

Bedroom

13'3" x 9'3" (4.04 x 2.84)

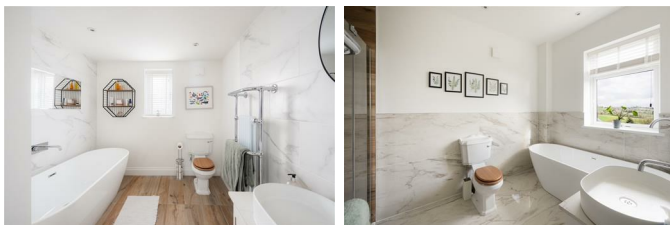


Bedroom

13'5" x 8'0" (4.09 x 2.44)

Family Bathroom

13'5" x 7'10" (4.09 x 2.41)

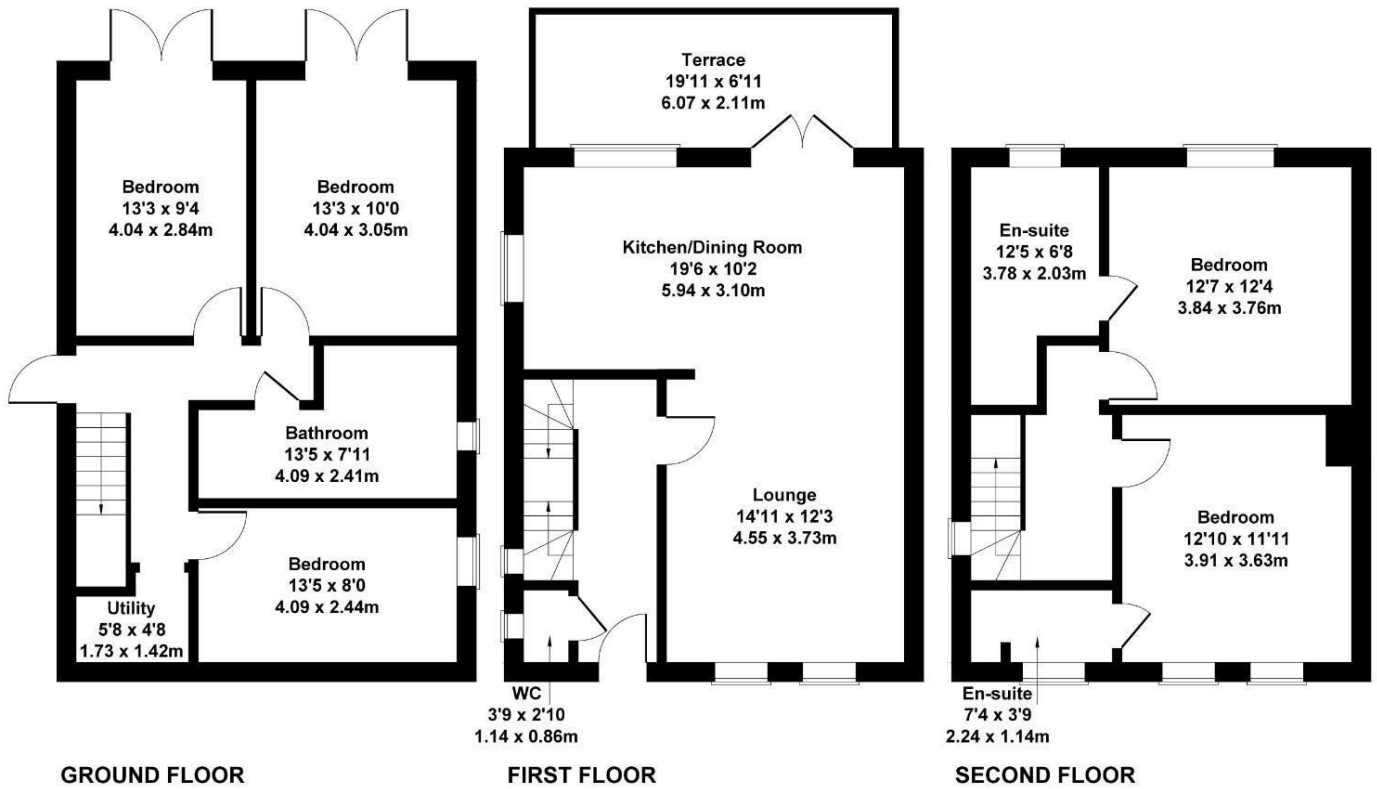


Utility Room

5'8" x 4'7" (1.73 x 1.42)

Floor Plan

Approximate Gross Internal Area
1610 sq ft - 150 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.