

FOUR DOUBLE
BEDROOMS



House - Detached

KING EDWARD VIEW, LITTLETON MEADOWS, SOUTH LITTLETON, WR11 8UD

Asking Price

£499,999

FEATURES

- Well Presented
- Four Double Bedrooms
- 'Juliette' Balcony To The Master
- Off Road Parking
- Council Tax Band - F
- Detached
- Rural Location
- Ensuite
- Enclosed Garden
- Energy Performance Rating - B



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4 Double Bedroom Detached Home located in South Littleton

Entrance Hall

Obscure double glazed door to front aspect, double glazed window to side aspect, single panel radiator, storage cupboard under stairs, engineered oak flooring, oak staircase to first floor, leads to WC, Sitting Room and kitchen/Dining Room.

Downstairs WC

Obscure double glazed window to side aspect, spotlights, dual flush low level WC, pedestal wash hand basin, splash back, single panel radiator, extractor fan and engineered oak flooring.

Sitting Room

12'0" x 19'0"

Double glazed window to front aspect, double glazed window to side aspect, TV point, telephone point, two single panel radiators and engineered oak flooring.

Kitchen/Diner

19'7" x 15'6"

Double glazed window to rear aspect, double glazed window to side aspect, double glazed 'French' doors to rear aspect, double panel radiator, tiled floor, range of wall and base units with work surface over, sink with drainer, mixer taps, granite worktops and upstands. Island with solid oak top and breakfast bar. Extractor fan, spotlights, filter hood, built in induction hob, built in double electric oven (one has a microwave function), built in dishwasher, built in fridge, cupboard containing wall mounted boiler and leads to Utility.

Utility Room

10'1" x 7'1"

Double glazed window to rear aspect, double glazed door leading to the garden, spotlights, tiled floor, range of wall and base units, sink, drainer and mixer taps inset into oak worktop with upstands. Double panel radiator, built in freezer, space for washing machine and tumble dryer.

Landing

Double glazed window to side aspect, loft access, fitted carpet, single panel radiator, storage cupboard with shelving and leads to all Bedrooms and Bathroom.

Master Bedroom

12'9" x 13'4"

Double glazed 'French' doors with 'Juliette' balcony to front aspect, built in double wardrobes, single panel radiator, fitted carpet, ceiling light and fan. Leads to Ensuite.

Ensuite

Obscure double glazed window to front aspect, 'Roca' bathroom suite comprising of walk in shower, dual flush low level WC, wash hand basin in vanity, tiled splashback, spotlights, heated towel rail, extractor fan, tiled floor and touchscreen LED illuminated mirror with shaver point.

Bedroom Two/Office

10'1" x 15'9"

Double glazed 'Velux' window to front aspect, double glazed 'Velux' window to rear aspect, double panel radiator, fitted carpet and fitted base units.

Bedroom Three

9'2" x 11'4"

Double glazed window to side aspect, double glazed window to rear aspect, built in single wardrobe, single panel radiator and fitted carpet.

Bedroom Four

7'7" x 11'4"

Double glazed window to rear aspect, built in single wardrobe, single panel radiator and fitted carpet.

Bathroom

Obscure double glazed window to side aspect, 'Roca' bathroom suite comprising of dual flush WC, wash hand basin in vanity with splash back, standard bath and walk in shower enclosure. Heated towel rail, tiled floor, spotlights, extractor fan and touchscreen LED illuminated mirror with shaver point and Bluetooth.

Rear Aspect

Enclosed garden, laid to lawn, patio, side gated access, courtesy lighting and cold water tap. Fully insulated Cabin with two rooms, power and lighting, first room measuring 11'5" x 7'6", second room measuring 5'4" x 7'6".

Front Aspect

Block paved driveway providing off road parking for 4-5 vehicles and courtesy lighting.

Garage

Electric roller shutter door, power and lighting.

Tenure Freehold

We understand the property is for sale 'Freehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

Council Tax Band

Currently tax band 'F' this is subject to change during the conveyance if the property has been extended since 1st April 1991

Anti Money Laundering

We are now required by HM customs and excise to verify the identity of all purchasers and vendors as such should you wish to proceed with the purchase of this or any other property two forms of identification will be required. Further information is available from our office.

NB

Whilst we endeavour to make our sale's details accurate, if at any point there is anything of particular importance to you, please contact us and we will be pleased to check the information. Please do so if you're travelling some distance to view the property. These particulars are not to form part of the sale contract and may be subject to errors and/or omissions. The agents did not verify the property's structural integrity, ownership, tenure, acreage, planning/building regulations, status, square footage or the availability/operation of services and/or appliances. The property is sold subject to any rights-of-way, public footpaths, wayleaves, covenants and any other issues or planning/building regulation matters which may affect the legal title. Prospective purchasers must satisfy themselves as to the particulars correctness and should seek legal validation of all matters prior to expressing any formal intent to purchase. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale contract. No person in this firm's employment has the authority to make or give any representation or warranty in any respect



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Council Tax Band = F

Energy Rating = B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B	83	
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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