Greyfield Common, High Littleton, Bristol, BS39 6YL

Offers In Region Of £550,000

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Quote Reference NF0664 To View

A well cared for Detached House, dating back to 1999. Tucked away towards the end of the cul-de-sac with a stunning back drop onto a meadow and woodland. Foraging deer, owls hooting and beautiful sunsets are gifts on offer with this property. Seldom available on this side of the road with this back drop.

The property has a flexible layout, of four or five bedrooms depending on your needs. The owners have enhanced the property and the gardens surrounding to create a great home they have enjoyed since it was built. Now its their time to down size you can take over if this home resonates with you when viewed.

Located in High Littleton village, close to Greyfield woods and the High Street. You are a mere 30 minutes from Bath and Bristol as well as Bristol Airport. The village is highly regarded and has a great Primary school and well renowned long standing fish and chip shop amongst other amenities.

Hall

Door to the front aspect with obscure double glazed window, coved ceiling, consumer unit, radiator, herring bone luxury vinyl flooring and stairs leading to the first floor with an under stairs storage cupboard.

Cloakroom

2.13m x 1.07m (6'11" x 3'6")

Obscure double glazed window to the front aspect, partially tiled walls, chrome towel radiator and herring bone luxury vinyl flooring. There is a two piece suite comprising of a low level WC with a hidden cistern and a vanity unit with a wash hand basin.

Bedroom/Study

3.7m into bay x 3.21m (12'1" x 10'6")

Double glazed box bay window to the front aspect, coved ceiling, telephone socket and a radiator and herring bone luxury vinyl flooring

Living Room
4.93m x 3.13m (16'2" x 10'3")

Double glazed door and windows to the rear aspect, coved ceiling, two wall lights, coal effect gas fire with marble surround, hearth and wooden mantle over, radiator, television aerial herring bone luxury vinyl flooring

Kitchen/Dining Room
4.73m x 3.26m (15'6" x 10'8")

Two double glazed window to the rear aspect, a range of wall and base units with laminate work surfaces, stainless steel sink unit with a mixer tap over, integral four ring gas hob with extractor hood over, electric oven, dishwasher and fridge. A wall mounted Glow worm combination boiler, radiator and herring bone luxury vinyl flooring

Landing

Smoke alarm, loft hatch with partial boarding.

Bedroom One
3.75m x 3.46m (12'3" x 11'4")

Double glazed window to the front aspect, coved ceiling, fitted double wardrobes, radiator and a television aerial.

En-suite
1.87m x 1.84m (6'1" x 6'0")

Obscure double glazed window to the front aspect, extractor fan, partially tiled walls, radiator and tiled flooring. There is a three piece suite comprising a Bath with a shower attachment and glass shower screen, vanity unit with wash hand basin and a low level WC.

Bedroom Two
3.47m x 3.28m (11'4" x 10'9")

Double glazed window to the rear aspect coved ceiling, fitted double wardrobes and a radiator.

Bedroom Three
4.51m x 2.53m (14'9" x 8'3")

Double glazed window to the front aspect, coved ceiling, fitted double wardrobes and a radiator.

Bedroom Four
2.72m x 2.49m (8'11" x 8'2")

Double glazed window to the rear aspect, coved ceiling, fitted double wardrobe and a radiator.

Rear Garden

Enclosed with a hedge and fence border with a low fence to the rear to enjoy those wonderful views over the meadow and wood land beyond. The immediate area is laid to patio with a pathway of the same style leading to the front garden, there is a central lawn area, planted borders of flowers and shrubs with an Arbor in the left hand corner where you can sit and enjoy the views. Look out for the deer! There is also out side lights and a tap.

Front Garden

Side access gate, stone pathway with deep set garden of mature shrubs.

Double Garage

5.25m x 4.95m (17'2" x 16'2")

Driveway

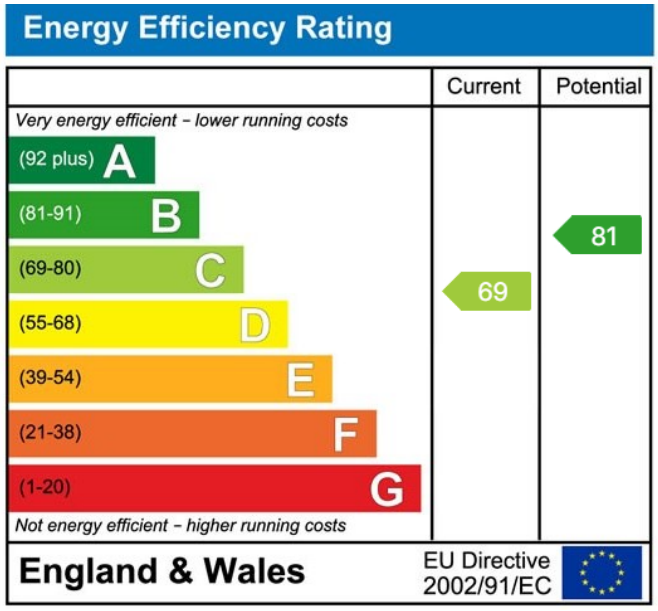
Laid to Cerny stone and can accommodate up to three cars.

Agents Notes

Kindly note some items mentioned or seen in the photographs may not be included in the property, please check with the Property Agent. For further information or details about this property please visit. nigelfudge.exp.uk.com

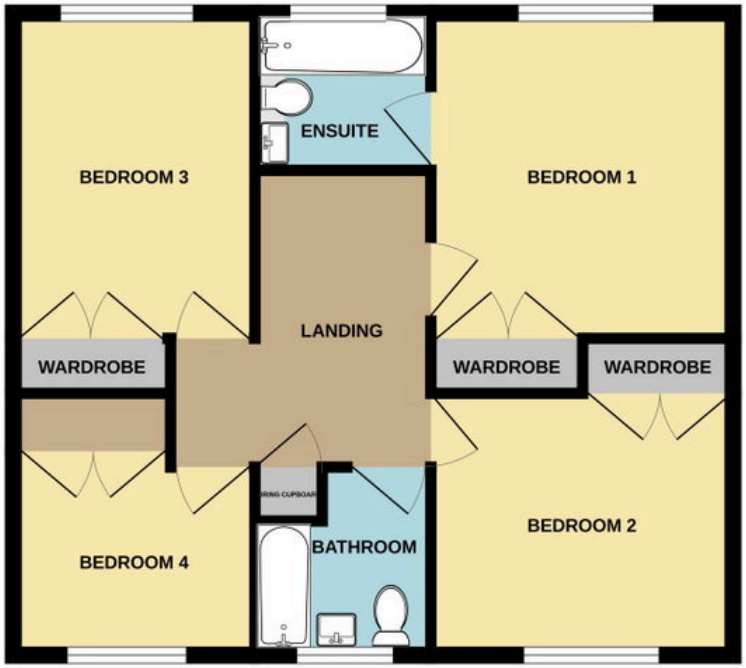
EPC = D, Council Tax Band – F (£3,254.78 PA estimate) – Bath & Northeast Somerset, Services - Mains electricity, Mains gas, Mains water, Mains drainage. Freehold property. Built 1999

There is a management charge the resident run themselves with shared directorship and



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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