



- A semi-detached home providing extensive accommodation
- Entrance porch into entrance hallway with oak staircase and flooring
- Lounge with feature log burner & dining room with ample space for table
- Luxury fitted kitchen, breakfast area, cloakroom and conservatory
- Three double bedrooms, attractive bathroom, stairs to loft store



"A semi-detached period home offering extensive accommodation and a large West facing garden measuring approx. 46 metres or 150ft in length which adjoins open countryside". The village of High Littleton benefits from a primary school with an "outstanding" Ofsted rating, there is also regular public transport, two convenience stores, hairdressers, award winning chip-shop, traditional village pub and car repair workshop. The house is 10 miles from Bath city centre and 11 miles from Bristol city centre. There is easy access to open countryside including Greyfield Woods a place of outstanding natural beauty. The accommodation comprises entrance porch opening into an entrance hallway with feature oak staircase and oak flooring which continues throughout the main of the ground floor. The lounge enjoys a log burner and the dining area provides ample space for a good size dining table. There is a luxury fitted kitchen with an extensive range of units with, integrated appliances complimented by polished granite worktops, on from this area is a breakfast area with patio doors onto the garden and a handy ground floor cloakroom. A conservatory adjoins the kitchen and opens out onto the rear garden. On the first floor are three double bedrooms and an attractive fitted bathroom suite with walk in shower, panelled bath and basin with vanity cupboard. From the main bedroom double doors open onto a staircase rising to a loft store with velux windows. Gas central heating an double glazing throughout. A gated side path leads into an impressive west facing rear garden with decked patio, paved patio, workshop with power & lighting. Slated gazed area, log stores, vegetable plot and lawn with mature apple tree running up to a natural stone wall which adjoins open countryside.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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