

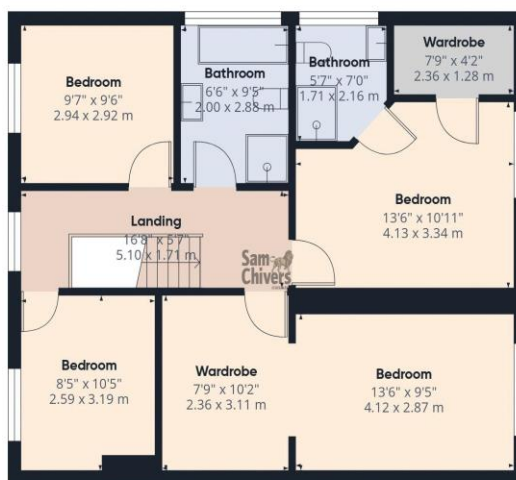
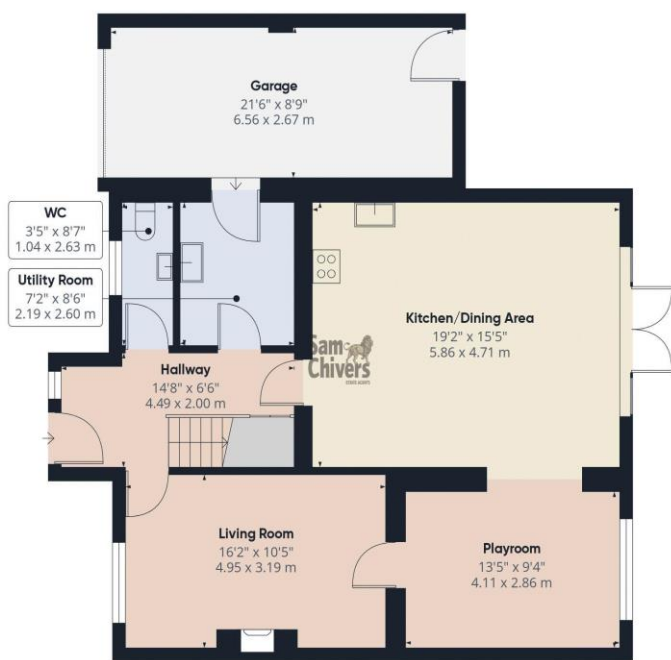


- A really impressive four bedroom semi detached home
- Offering a great amount of space for the growing family
- Lounge with log burner and second reception room
- Attractive kitchen/dining room and separate utility
- Main bedroom with en suite and walk in wardrobe
- Good size garden, ample parking and a garage



'There is huge amount of space on offer to the growing family with this extended four bedroom semi detached home in the heart of the village of High Littleton!!' This impressive four bedroom, semi detached family home is in super order from top to bottom and has been the subject of a large double storey extension across the rear to create a huge amount of living space to the growing family. The accommodation comprises an entrance hallway with stairs to the first floor and a door into a ground floor wc. The property enjoys an attractive lounge with log burning fire and this leads into a second reception room which is currently set up as a playroom. There is a stunning feature kitchen/dining/family room with ample wall and floor units, work surfaces and integrated appliances and there are doors out to the garden. Also on the ground floor is a really handy utility room with internal door into the garage. On the first floor there are four bedrooms all of which are a very comfortable size. The main bedroom benefits from an en suite shower room and separate walk in wardrobe, bedroom two is a large double with a dressing area and bedrooms three and four are also a generous size. Smart family bathroom with free standing bath and separate shower. The property has GCH and double glazing. Externally the property has driveway parking for several vehicles to the front and also has a single garage. At the rear there is a fully enclosed garden with a southerly aspect which offers a level patio area, a well maintained lawn and also has a very private feel on the rear boundary. Southover Road is a mature cul-de-sac of largely semi detached houses and is on the doorstep of open countryside and the village recreation ground is only a short walk. The village has general basic amenities and Bath & Bristol city centre are eleven miles in distance making this an ideal commuter base.





Approximate total area^m
1689 ft²
157 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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