



12 Gores Park, High Littleton, BS39 6YG

debbie fortune





# 12 Gores Park, High Littleton, BS39 6YG

Price: £285,000

- Detached well presented home
- Three bedrooms, en suite shower room, modern bathroom
- Sitting room, dining room and conservatory

## DESCRIPTION

In a terrific village location in the popular High Littleton, this detached home is within a walk of all that the village offers. The development is around 20 years old, and whilst it is in the aforementioned central location, it is at the end of Greyfield Road, so therefore has a private feel AND there are some superb walks almost literally on the doorstep!

Having lived in the property for the past 15 years, the current owners have much improved the property throughout. It is light and airy, with a flow and layout which works particularly well. It briefly comprises sitting room with gas fireplace, open plan to the dining room and double doors on into the conservatory. The kitchen/breakfast room is of a good size and with the added benefit of a utility room and downstairs cloakroom. There are three bedrooms upstairs, two double and one single, with a modern shower room and bathroom.

There is off street parking to the front, an integral garage and the rear garden is private and of a good size, and a real sun trap! Also superbly placed for access to Bristol, Bath & Wells.

## SITUATION

High Littleton offers a good range of local services, including an excellent food shop, Post Office, Fish and Chip take away and restaurant, a Pub, a much sought-after primary school, two churches, a range of local societies, extensive walks in the Woodland Trust Woods, with its carpets of bluebells in the spring, and through to Clutton. The village lies within the catchment area of an excellent secondary school, served by school coaches.

## DIRECTIONS

Travelling from Bristol on the A37 towards Wells, drive through the village of Temple Cloud, continue along this road for approximately a mile towards a set of traffic lights. Turn left on to the A39 towards Hallatrow and continue along this road for approximately a mile until you reach the village of High Littleton. Go through the village, past the church and school on the left hand side. As the road bears to the right turn left into Greyfield Road opposite Dando Stores. Continue along this road to the end and on into Gores Park, the property is then on the left hand side.

From Bath: Head west along the A4 and at the Newton St Loe roundabout take the A39 towards Wells. When you enter the village of High Littleton, Greyfield Road is on the right, opposite Dandos Stores. Continue along this road to the end and on into Gores Park, the property is then on the left hand side.

## ENTRANCE HALL

Stairs to first floor, radiator with radiator cover, skirting boards, wood effect floor. Door to:

## SITTING ROOM

Window to front aspect overlooking green, feature fireplace housing gas coal effect fire with wooden mantelpiece over. Radiator with radiator cover, skirting boards, wood effect floor. Open plan to:

- Kitchen/breakfast room, utility room, cloakroom
- Integral garage, off street parking
- Private rear garden

## DINING ROOM

Radiator with radiator cover, skirting boards, wood effect floor. Double doors to:



## CONSERVATORY

Double doors to patio, Windows to three sides, radiator, wood effect floor.

## KITCHEN/BREAKFAST ROOM

Window to rear, modern kitchen comprising a range of wall and matching base units with rolled top worksurfaces incorporating stainless steel sink and drainer with mixer tap over. Integrated Beko oven and grill, integrated fridge freezer, integrated Bosch dishwasher. Integrated 4 ring gas hob with cooker hood over. Useful understands cupboard, breakfast bar. Tiled splashbacks, radiator, skirting boards, tiled effect floor. Door to:

## UTILITY ROOM

Door to rear garden, range of wall and matching base units with rolled worksurfaces incorporating stainless steel sink and drainer with mixer tap over. Plumbing for washing machine, space for tumble dryer. Tiled effect floor, skirting boards, door to:

## CLOAKROOM

Window to side of property, modern suite comprising WC, wash hand basin with storage cabinets behind and granite worktops. Heated towel rail, skirting boards, tiled effect flooring.

Stairs to:

## FIRST FLOOR LANDING

Doors to all rooms, access to loft space, skirting boards.

## BEDROOM ONE

Window to rear aspect with pleasant outlook, fitted storage. Radiator, skirting boards, door to:

### EN SUITE SHOWER ROOM

Window to rear of property, modern suite comprising shower cubicle, WC, wash hand basin.

### BEDROOM TWO

Window to front aspect overlooking development green, radiator, skirting boards.

### BEDROOM THREE

Window to rear aspect, radiator, skirting boards.

### BATHROOM

Window to front of property, modern suite comprising 'P' shaped bath with shower over, WC and wash hand basin with units behind, part tiled walls.

### OUTSIDE

Off street parking to the front, leading to the:

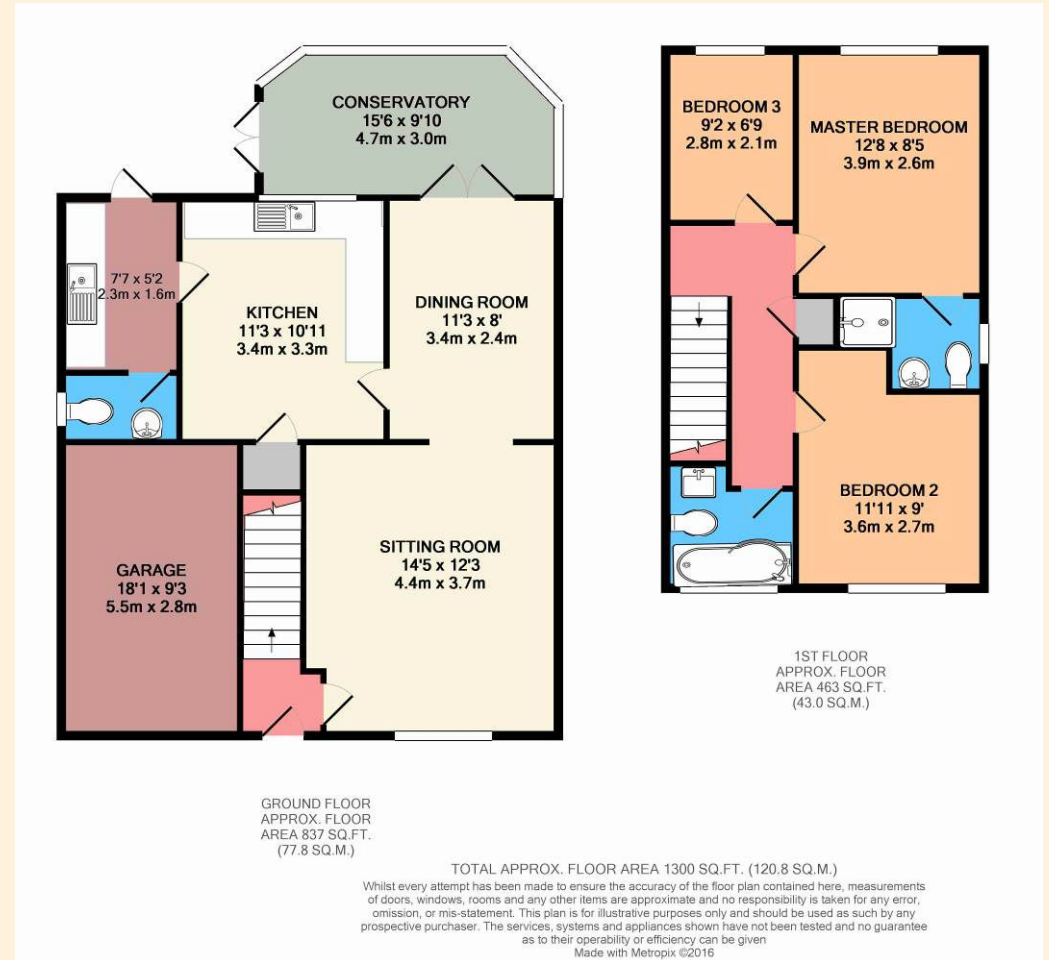
### INTEGRAL GARAGE

Up and over door, power and light.

The rear garden is of a good size, with a patio and level lawn. It has a private feel and being south west facing, it catches the sun.



### Floor Plan



### Energy Performance Certificate - C

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