



Rotcombe Lane, High Littleton

£525,000



- Energy Rating - D
- Views To The Front
- Newly Renovated Throughout
- Ample Of Parking
- Close Commuting Distance to Bristol
- Spacious Accommodation
- Tenure - Freehold
- Double Garage
- Council Tax - D
- Detached Bungalow

\*\*\*\*\*3D INTERACTIVE TOUR AVAILABLE\*\*\*\*\*BARONS are pleased to welcome to the market this beautifully presented detached Bungalow. Newly updated throughout. A 1980's built three bedroom detached bungalow occupying a generous plot. Located within the popular village of High Littleton and residing on the ever popular Rotcombe Lane you will find Fieldhead. The property occupies sweeping gardens to every side and elevated views across rooftops to open countryside. On entering the property you are met with a fantastic hallway, doors leading to an impressive 18ft x 14ft living room with a gas fireplace, a kitchen with integrated appliances, leading through into a utility room with freezer, space for washing machine, tumble dryer, storage and rear door entry. Completing the accommodation are three bedrooms, two of which are doubles, (bedroom two is currently used as a separate dining room) and one single along with the family shower room. Externally, gardens surround the property and consist of lawn, patio and mature shrubs. There is ample off street parking for approx 4 plus cars as well as a newly built double garage. Call Barons today on 01761 411411.

Entrance Hall 21'4 x 5'9 (6.50m x 1.75m )

Living Room 18'8 x 14'5 (5.69m x 4.39m )

Kitchen / Dining Room 14'5 x 9 (4.39m x 2.74m )

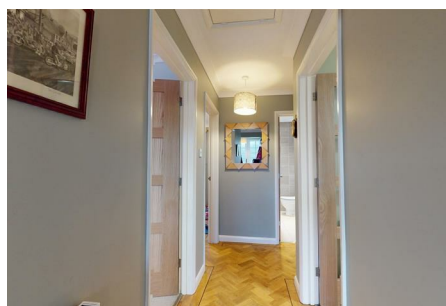
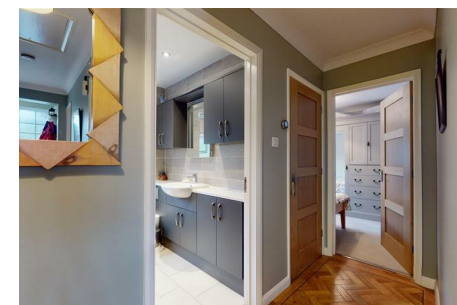
Utility Room 11'3 x 6'3 (3.43m x 1.91m )

Bedroom One 12'2 x 11'9 (3.71m x 3.58m )

Bedroom Two 11'8 10'9 (3.56m 3.28m )

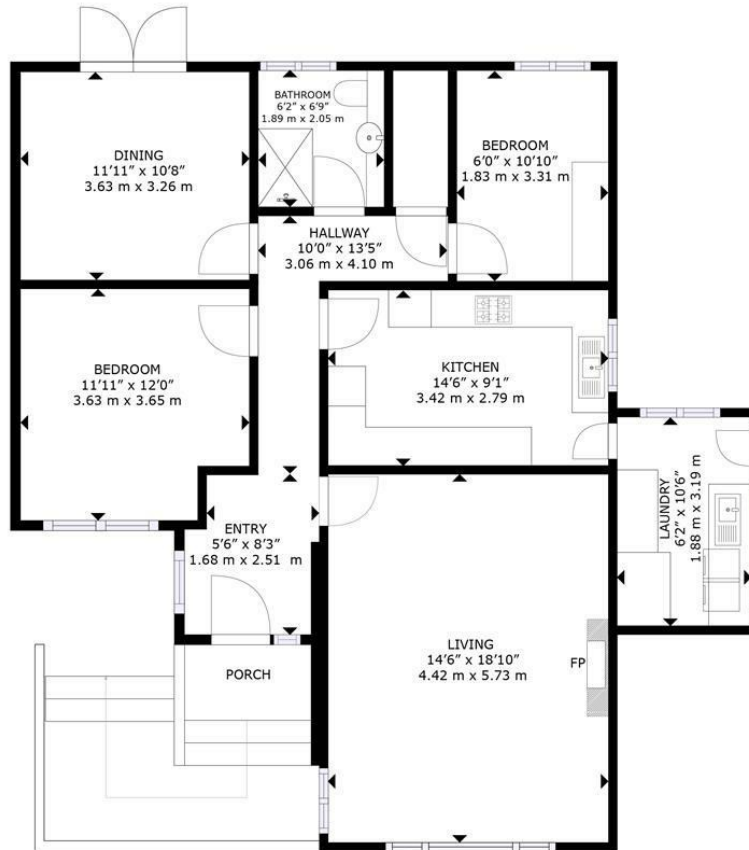
Bedroom Three 10'9 x 7'9 (3.28m x 2.36m )

Bathroom 7 x 6'8 (2.13m x 2.03m )



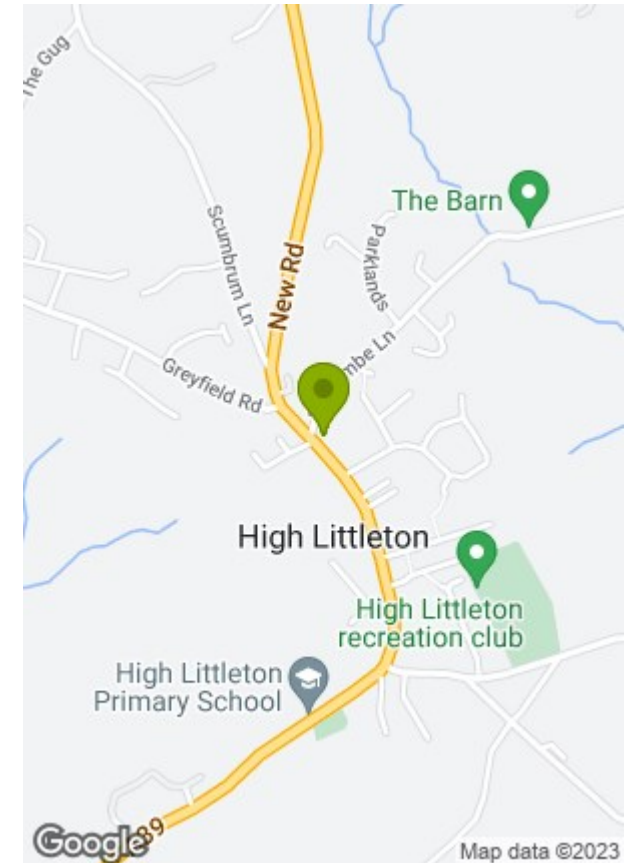




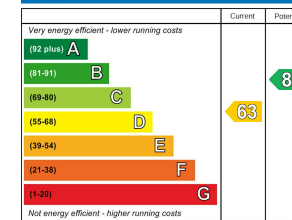


FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN: 1,091 sq. ft. 101 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

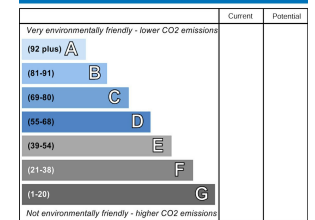


Energy Efficiency Rating



Not energy efficient - higher running costs  
EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating



Not environmentally friendly - higher CO<sub>2</sub> emissions  
EU Directive 2002/91/EC

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