

# DAVIES & WAY

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17 Aumery Gardens High Littleton Bristol BS39 6AB



£290,000

**AVAILABLE WITH NO ONWARD SALES CHAIN.** An immaculately presented modern cottage style semi detached house enjoying a pleasant cul de sac situation in a highly popular village accessible to Bristol and Bath.

**\* Neutrally decorated \* entrance hall \* sitting room \* kitchen/dining room with built in appliances \* utility room \* 3 bedrooms \* en suite shower to master bedroom \* family bathroom \* garage \* open plan front garden \* enclosed rear garden \***



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# 17 Aumery Gardens High Littleton Bristol BS39 6AB

This immaculately presented semi detached house was originally constructed in 2009 by Messrs Redcliffe Homes. It has been very well kept by the present owner.

Internally tastefully decorated accommodation on the ground floor comprises an entrance hall, downstairs cloakroom with wc, full depth living room with double doors opening onto the rear patio terrace and garden and a good size kitchen/dining room furnished with an excellent range of units with built in appliances and a separate utility room.

On the first floor there are three bedrooms two of which are generous doubles and the third is respectable single size room. The master bedroom has an en suite shower room, the other bedrooms are served by well appointed family bathroom. On the outside there is an open plan garden to the front. There is a single garage situated in a nearby block accessed by an up and over door with a parking space to the front. The rear garden is enclosed by timber fencing and comprises a block paved patio with part sloping lawn.

The village of High Littleton is well served by local amenities including a village post office, general store, hairdressers, pub, garage, parish church, well regarded primary school and social clubs. The towns of Midsomer Norton and Keynsham (the latter with a Waitrose store) provide a good range of day to day amenities while the Cities of Bristol and Bath are within easy commuting distance.

In fuller detail the accommodation comprises (all measurements are approximate):

## GROUND FLOOR

Double glazed entrance door to

**HALLWAY:** Staircase rising to first floor. Radiator.

**CLOAK/WC:** White suite comprising low level wc, wall mounted wash hand basin with tiled splashback, heated towel rail, ceiling mounted downlighters.

**SITTING ROOM:** 5.87m x 3.24m (19' 3" x 10' 7") Double glazed window to front aspect, two radiators, double glazed french doors leading to rear garden.

**KITCHEN/DINING ROOM:** 5.87m x 2.53m (19' 3" x 8' 3") Double glazed window to front aspect, tiled floor, ceiling mounted downlighters, radiator. Double glazed french doors leading to rear garden. The kitchen is furnished with an excellent range of cream wall and floor units providing drawer and cupboard storage space with contrasting work surfaces and up stands. Inset one and a quarter bowl sink unit with mixer tap. Built in AEG hob with stainless steel canopied extractor hood and back panel, eye level AEG double oven, integrated dishwasher and fridge/freezer.

**UTILITY ROOM:** 2.14m x 1.74m (7' x 5' 8") Double glazed window to rear aspect, fitted floor units and work surface with up stand, inset stainless steel single drainer sink unit with mixer tap, plumbing for automatic washing machine,

wall mounted gas fired boiler, tiled floor, radiator, ceiling mounted downlighters, understairs cupboard (excluded from measurements).

## FIRST FLOOR

**LANDING:** Double glazed window to rear aspect, radiator, access to roof space, airing cupboard with pressurized hot water cylinder.

**BEDROOM ONE:** 3.31m x 3.0m (10' 10" x 9' 10") Double glazed window to front aspect, radiator. Built in wardrobe (excluded from measurements).

**EN SUITE SHOWER ROOM:** Double obscure glazed window, ceiling mounted downlighters, heated towel rail, Villeroy and Boch suite in white with chrome finished fittings comprising low level wc and pedestal wash hand basin, tiled surrounds, fully tiled walk in shower enclosure with multi jet shower.

**BEDROOM TWO:** 3.74m x 3.12m (12' 3" x 10' 2") Double glazed window to front aspect, radiator.

**BEDROOM THREE:** 2.67m x 2.64m (8' 9" x 8' 7") Double glazed window to rear aspect with distant views, radiator.

**FAMILY BATHROOM:** Double obscure glazed window to rear aspect. Villeroy and Boch suite in white with chrome finished fittings comprising low level wc and pedestal wash hand basin. Panelled bath with mixer tap incorporating shower attachment and tiled surrounds, shaver point, heated towel rail.

## OUTSIDE

To the **FRONT** of the property the garden is open plan laid to lawn with flower and shrub beds.

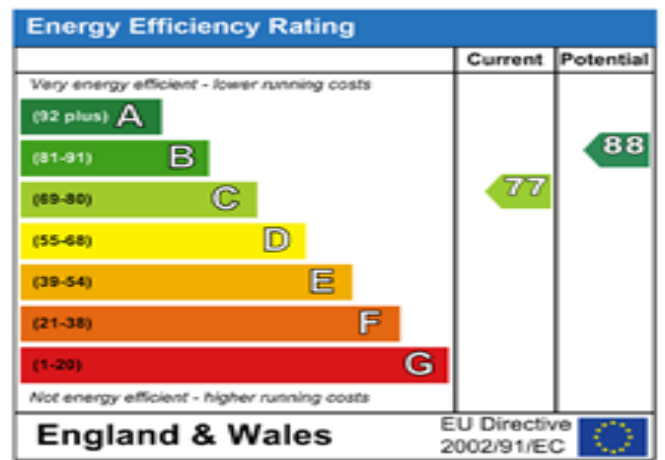
There is a **GARAGE** situated in the middle of a block of three accessed through an up and over door 5.47m x 2.67m (17' 11" x 8' 9"). The garage is situated to the right hand side when viewing the property from the front. There is a parking space to the front of the garage.

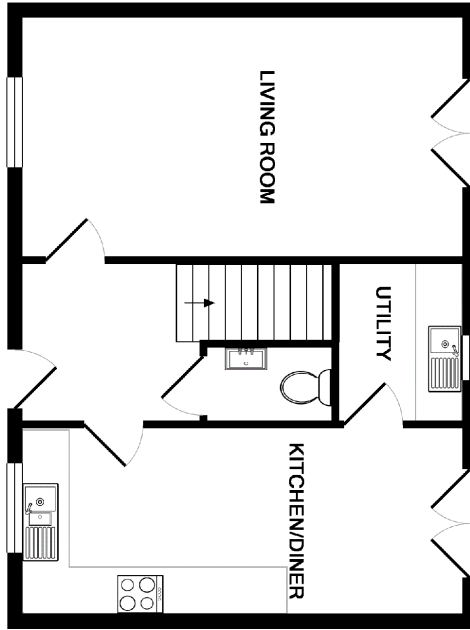
The **REAR GARDEN** is 11m (36') deep x 9.5m (31') wide approached from the front by a gated side access. The garden is enclosed by timber fencing with a block paved patio terrace immediately to the rear of the property with outside light and tap. Beyond the patio the garden is laid to lawn with a decked area at the far end.

**DIRECTIONS:** From Marksbury on the A39 at the traffic light junction adjacent to the petrol filling station turn left towards Farmborough. Continue through the village of Farmborough to Hobbs Wall and then to High Littleton. Proceed through the village taking a left hand turning into Timsbury Road and Aumery Gardens will be found immediately on the right hand side and number 17 is on the left hand side recognised by the for sale board.

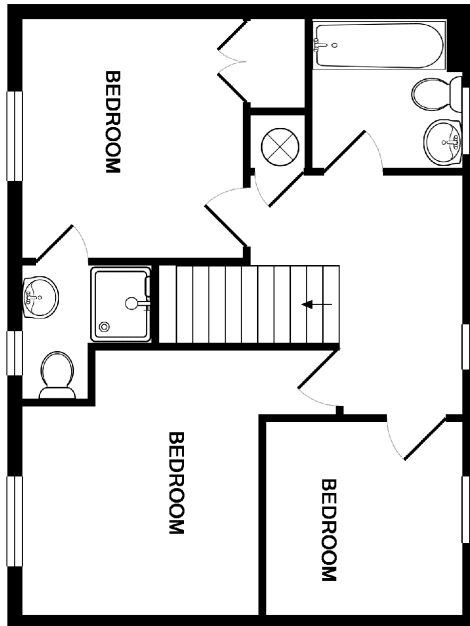
**VIEWING: BY APPOINTMENT WITH DAVIES AND WAY:**  
**01225 400400**  
**REF UWR1050**







GROUND FLOOR  
APPROX. FLOOR  
AREA 46.3 SQ.M.  
(499 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 46.1 SQ.M.  
(496 SQ.FT.)

TOTAL APPROX. FLOOR AREA 92.4 SQ.M. (995 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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