



Our View “A beautifully presented property that must be seen to be appreciated”

This individual detached bungalow offers well-presented accommodation throughout, featuring delightful living spaces, an extended kitchen/diner, three bedrooms, two bathrooms, and enclosed gardens. The property also benefits from off-road parking and is located on a cul-de-sac in the sought-after village of Abbotskerswell.

Accommodation at 13 Odle Hill Grove begins with an attractive and welcoming porch with a double-glazed window to the front and an internal door leading into the spacious living room. This room features engineered oak flooring, a large double-glazed window positioned to the front enjoying pleasant views across Abbotskerswell and the surrounding countryside, and a feature wood-burning fireplace with exposed brick surround. An internal door leads to an inner hallway, providing access to the stunning kitchen/dining room—part of an extension created by the current owner. The modern fitted kitchen comprises a range of matching wall and base units, a ceramic sink with mixer tap and drainer, and a selection of built-in appliances including a double oven, fridge/freezer, dishwasher, washing machine, and space for a tumble dryer. There is also an induction hob with extractor hood and light above. A double-glazed window to the front enjoys lovely views, complemented by two skylights that flood the space with natural light. The dining area creates a superb

social hub, with incorporated storage and hidden shelving, and double doors leading onto the rear garden. Inset spotlights complete the contemporary feel. From the living room, a door provides access to a further inner hallway, where you will find two double bedrooms positioned at the rear of the property, both enjoying views over the rear garden through double-glazed windows. Adjacent to these bedrooms is a modern fitted bathroom suite comprising a low-level flush WC, pedestal wash hand basin with storage beneath, and a panelled bath with mains shower, complemented by part-tiled walls, an extractor fan, and a skylight. Useful storage with shelving is also found in this hallway. Completing the accommodation is a further bedroom, which could also be utilised as a home office, and opposite this is an additional shower room fitted to a high standard with a low-level flush WC, pedestal wash hand basin, and a walk-in mains-fed shower, with part-tiled walls, extractor fan, and tiled flooring. Externally, the property features well-presented and attractive gardens to the front, along with an off-road parking space. Steps rise to the front entrance, passing a low-maintenance garden laid to stone chippings and paving with a small lawn. Gated access is found to one side of the property, leading to the enclosed and private rear garden, which is designed for low maintenance and mainly laid to stone chippings, with two separate patio areas ideal for outdoor dining and entertaining. The garden backs onto woodland, providing excellent privacy, and includes a large wooden storage shed and pleasant views over the countryside

- Delightful property
- Spacious living
- Superb kitchen / dining room
- Three bedrooms
- Bathroom
- Shower room
- Enclosed low maintenance gardens
- Off road parking
- Culdesac location
- Sought after village

