

LAUREL & WYLDE

E S T A T E A G E N T S



Woodlands Wells Road, Cheddar, BS27 3UU £575,000

*** ALMOST 2,300 SQ/FT OF ACCOMMODATION *** LARGE DETACHED FAMILY RESIDENCE WITH A FABULOUS PLOT, DRIVEWAY PARKING FOR AT LEAST 6-7 CARS AND A LARGE DETACHED OUTBUILDING RIPE FOR CONVERSION (SUBJECT TO THE NECESSARY CONSENTS) *** COMPLETE SURROUNDING PLOT WITH A BALCONY / ALFRESCO DINING TERRACE *** LOG CABIN STYLE OUTBUILDING *** LARGE FAMILY ROOM *** LARGE LIVING ROOM *** DINING ROOM / BEDROOM 5 *** KITCHEN *** UTILITY ROOM *** LARGE LANDING / READING ROOM / OFFICE *** FOUR BEDROOMS+ *** MASTER BEDROOM WITH LARGE DRESSING ROOM *** BEDROOM THREE WITH EN-SUITE ***

Entrance

Into the garden room/conservatory through wooden double-glazed French doors, of a brick built and wooden double-glazed construction with a pitched roof, tiled flooring and wooden glazed door through to the main entrance hall.



Entrance Hall

With two ceiling lights, coved ceiling, laminate wooden flooring, dado rails, side aspect wooden glazed window, doors to the kitchen, living room, family room, dining room and family bathroom.

Kitchen

13'3 x 11'2 (4.04m x 3.40m)

A side aspect room with wooden glazed windows, coved ceiling, chandelier style hanging light, solid oak wooden flooring and a wooden glazed door through to the family room, fitted with a comprehensive range of base and eye level units with granite effect square edge work surfaces, inset one bowl circular sink with a matching circular drainer and chrome mixer tap over, space and gas point for a cooker with a stainless steel splash back and extractor hood over, integrated dishwasher and space for a large American style fridge freezer.



Utility Room

2'4 6'3 (0.71m 1.91m)

Of a brick built and wooden glazed construction with a wooden glazed door leading out to the rear balcony terrace with ceiling light, tiled flooring, granite effect rolled edge worktop with space and plumbing for washing machine and space for a tumble dryer below.

Family Room

22'8 x 11'1 (6.91m x 3.38m)

A rear aspect room with a wooden glazed stable door leading through to the utility room and double-glazed sliding patio doors leading out to the rear terrace with chandelier style hanging light, dado rails, radiator, laminate wooden flooring, doors back into the hallway and the living room and with stairs leading into the first-floor landing.



Dining Room / Bedroom 5

11'11 x 9'9 (3.63m x 2.97m)

A front aspect room with wooden double-glazed French doors, chandelier style ceiling light, picture rails, stretch and stained wooden flooring and radiator.



Living Room

15'5 x 14'7 (4.70m x 4.45m)

A fantastic size front aspect room with wooden glazed windows with secondary glazing, decorative coving, decorative central rose with a chandelier style hanging light, dado rails, radiator, a door through to the inner hallway and a lovely cast iron fireplace with decorative tiled insert a slate hearth and a wooden outer surround and mantel.



Inner Hallway

With a wall light, doors to bedrooms three, four and a storeroom.

Bedroom 3

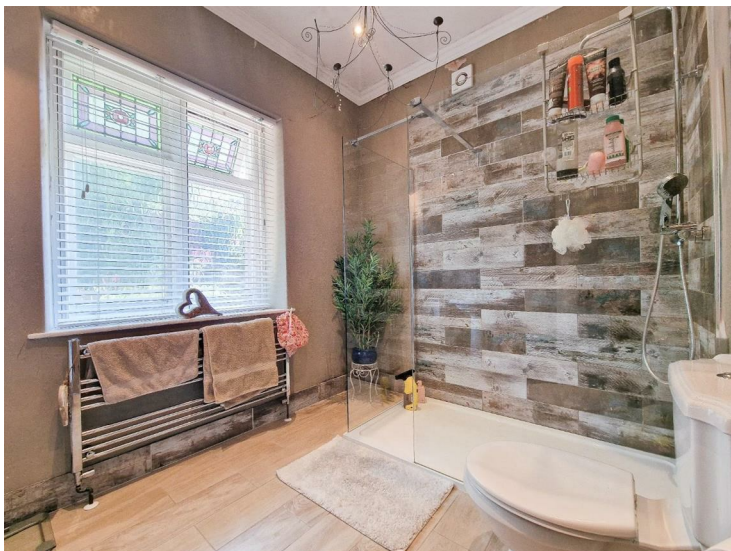
15'11 x 12'1 (4.85m x 3.68m)

A rear and side aspect room with wooden glazed windows, ceiling light, picture rails, stripped and stained wooden flooring, radiator and a door through to the ensuite bathroom.



En-Suite Bathroom

A side aspect room with an obscure glazed window, ceiling light, wood effect vinyl flooring, radiator, low level WC, pedestal wash hand basin and a panel enclosed bath with a mixer tap and a handheld shower attachment over.



Bedroom 4

15'11 (max) x 11 (max) (4.85m (max) x 3.35m (max))

Currently being used as a home office a front and side aspect room with wooden glazed windows and secondary glazing, ceiling light, picture rails, built-in cupboard/wardrobes, radiator.



Landing

16'9 x 13'10 (5.11m x 4.22m)

A spacious galleried landing area currently being used as an additional sitting room/office space, with a vaulted ceiling, chandelier style hanging light, exposed ceiling beams, rear aspect wooden double glazed roof light and a front aspect Velux style roof light, doors to the master suite and family bathroom and bedroom 2.

Master Suite

13'10 x 10'8 (4.22m x 3.25m)

A rear aspect room with a wooden double glazed Velux roof light, vaulted ceiling with exposed ceiling beam and a chandelier style hanging light, radiator and a door through to the dressing room.



Dressing Room

11'6 x 9'11 (3.51m x 3.02m)

A good size side aspect room with wooden double-glazed window, ceiling light, radiator, built-in wardrobes.



Bedroom 2

13 x 8 (3.96m x 2.44m)

A side aspect room a wooden glazed window, ceiling light, radiator.



Outside

To the front of the property there is a large driveway with off street parking for at least six to seven cars, there is a large, detached outbuilding of a brick and block construction with a pitched and tiled roof, power, lighting, outside lighting and an up and over door. There are steps leading down to the main garden entrance through two wooden gates and further steps down to the gardens. There are wonderful surrounding gardens looping the entire property laid to a mixture of decking, lawned, crazy paving walkways and patio paving/terraces, fully enclosed to all sides a mixture of fencing and hedging there is a fantastic range of flower shrubs beds and borders throughout and a detached timber-built log cabin style outbuilding, there is a very large open koi carp pond which could be reinstated as a pond. There is a green house and steps up to a balcony/terrace off the utility and family room.



Family Bathroom

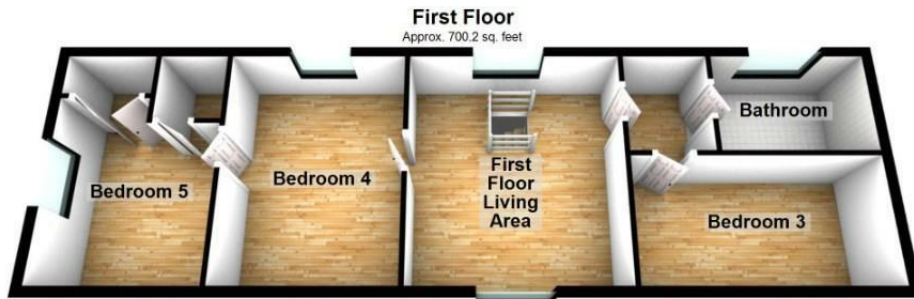
A rear aspect room with a wooden double glazed roof light, tile effect vinyl flooring, radiator, low level WC, pedestal wash hand basin and a panel enclosed bath with a chrome mixer tap and handheld shower attachment over.

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Total area: approx. 2278.1 sq. feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO ₂ emissions			
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