

# LAUREL & WYLDE

E S T A T E   A G E N T S



## Holly House Plud Street, Wedmore, BS28 4BE £750,000

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## Entrance

Accessed through a wooden obscure glazed door with stairs leading to the First Floor Landing, coved ceiling, ceiling light, tiled flooring, radiator, wooden glazed double doors leading through to the Living Room and further doors to the Office, Kitchen/Family Room and Cloakroom.



## Cloakroom

With ceiling light, extractor fan, tiled flooring, low level WC, wall mounted wash hand basin with a mixer tap and a radiator.



## Living Room

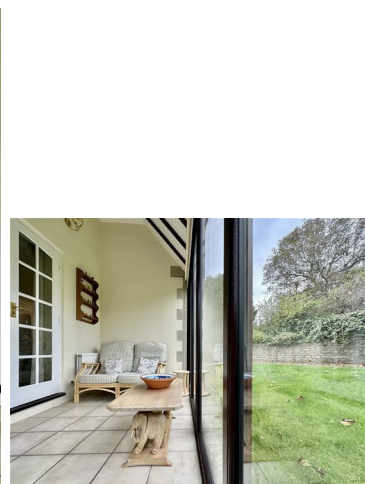
21'2" max x 19'1" max (6.45m max x 5.82m max)

A good sized L-Shape room with side and rear aspect UPVC double glazed windows, wooden glazed double doors leading through to the orangery style Garden Room. There is also a wooden glazed door through to the Dining Room. There is coved ceiling, a range of ceiling spotlights, 2 radiators, useful built in display alcoves with storage cupboards underneath and a brick and stone built fireplace with a cast iron log burner, a brick hearth and a stone mantle over.



## Conservatory

11'9" x 6' (3.58m x 1.83m)





## Dining Room

11'8" x 11'4" (3.56m x 3.45m)

A rear and side aspect room with UPVC double glazed windows to the side and UPVC double glazed French doors leading out to the rear terrace and gardens. Coved ceiling, ceiling spotlights, radiator, tiled flooring and a wooden glazed door through to the Utility Room.



## Kitchen/Family Room

19'4" max x 14'9" max (5.89m max x 4.50m max)

With UPVC double glazed windows to the side and UPVC double glazed bay windows to the front, a range of ceiling lighting, tiled flooring, 2 radiators and a door through to the inner lobby, further double doors to a small recessed shelving area. The Kitchen has been fitted with a base and eye level units with wooden rolled edge work surfaces, inset 1 ½ bowl sink with an adjacent drainer and mixer tap, splashbacks to water sensitive areas, integrated Bosch double oven, integrated microwave, space and plumbing for a dishwasher and a Bosch gas 4 ring hob with an extractor hood over. The Dining area has built furniture but has ample space for replacement dining table and chairs etc.



## Inner Lobby

With a wooden obscure glazed door to the side of the property and a wooden door through to the pantry, ceiling light and tiled flooring





### First Floor landing

With 2 wooden double glazed Velux style roof lights, ceiling lights, doors to Bedrooms 1, 2, 3, 4 and the Family Bathroom and a concertina door to a walk-in airing cupboard which has a ceiling light, a range of slatted shelving and a door to the eaves storage space

### Pantry

With a side aspect obscure UPVC double glazed window, ceiling light, tiled flooring, a range of shelving units and cupboards etc.

### Utility Room

**11' x 6'6" (3.35m x 1.98m)**

A side aspect room with a UPVC double glazed window, ceiling light, tiled flooring, floor mounted gas fired boiler system. Fitted with a range of base and eye level units with granite effect rolled edge work surface, inset 1 bowl stainless steel sink with adjacent drainer and mixer tap, space and plumbing for washing machine, space for a tumble dryer and space for a tall fridge/freezer.



### Master Suite

**13'3" x 10'2" (4.04m x 3.10m)**

Rear aspect UPVC double glazed windows, ceiling light, radiator, built in wardrobes. There is an archway leading through into the wardrobe/dressing area which has built in wardrobes to each side and a further door to the En-suite shower room.



### Office/Bedroom 5

**11'7" x 10'10" (3.53m x 3.30m)**

A front and side aspect room with UPVC double glazed windows, coved ceiling, ceiling spotlights, radiator, and a wonderful range of built in storage cabinets and bookshelves.





### En-Suite

8'4" x 8'4" (2.54m x 2.54m)

A side aspect room with an obscure UPVC double glazed window, ceiling spotlights, extractor fan, tile effect vinyl floor, wall mounted heated towel rail, vanity units incorporating a wash hand basin and a low-level WC with a hidden cistern and a glazed and tiled step-in shower enclosure with a wall mounted mains shower system over.



### Bedroom 3

13'2" max x 10'7" max (4.01m max x 3.23m max)

A side aspect room with a wooden double glazed Velux roof light, and radiator.



### Bedroom 2

16'7" x 11'5" (5.05m x 3.48m)

A lovely size, light and airy front aspect room with a beautiful range of built in bedroom furniture and display shelving, radiator, built in wardrobes.



### Bedroom 4

13'1" x 7'4" (3.99m x 2.24m)

Another side aspect room with a UPVC double glazed window, ceiling light and a radiator.





## Family Bathroom

9'11" x 6'5" (3.02m x 1.96m)

Another side aspect room with an obscure UPVC double glazed window, ceiling spotlights, radiator, wall mounted heated towel rail, low-level WC, vanity unit incorporating a wash hand basin with twin taps and an enclosed bathing area with a sheltered roof and a sunken effect double ended bath with a tiled surround.



## Outside to the Rear

There is a lovely patio/paved terrace area to the immediate rear of the property with a larger seating/al-fresco dining area to the right-hand side. The driveway leads up to the stone built Garage which has a pitched and slate tiled roof, power lighting, external security lighting and a large doubled sixed up and over door.

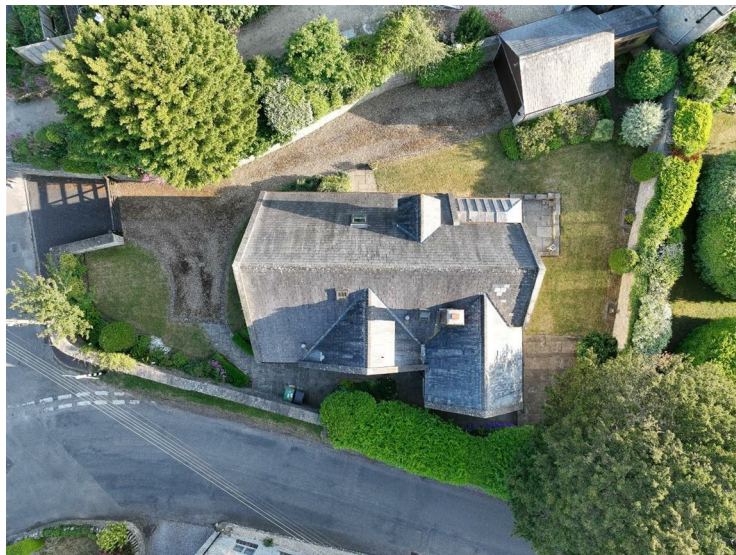


## Outside to the Front

The property is accessed through a wooden 5-bar gated entrance into the driveway which provides turning space and off-street parking for at least 4-5 vehicles. There are beautiful surrounding, well-manicured gardens laid to a mixture of lawn, patio paving and have a wide range of flower and shrub beds and borders throughout.

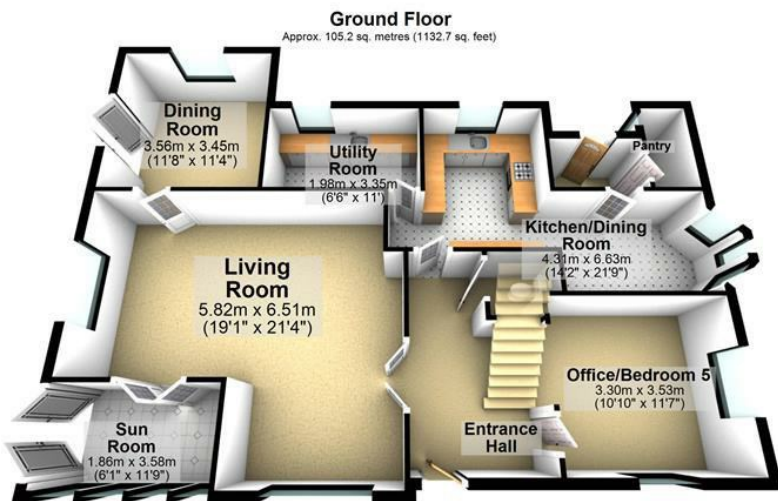


## Plot and Position









Total area: approx. 192.7 sq. metres (2074.4 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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