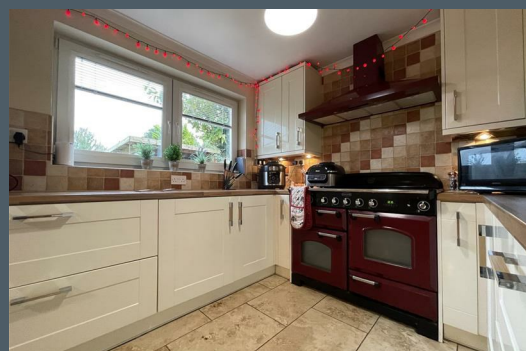


# LAUREL & WYLDE

E S T A T E   A G E N T S



## 2 Blackthorn Close, Axbridge, Somerset BS26 2RN £575,000

\*\*\* WELL PRESENTED 4 BEDROOM DETACHED HOUSE \*\*\* SEPARATE DETACHED ONE BEDROOM ANNEXE \*\*\* APPROX 170FT REAR GARDEN \*\*\* FABULOUS OPEN COUNTRYSIDE VIEWS TOWARDS THE MENDIPS AND CROOK PEAK \*\*\* LOUNGE \*\*\* KITCHEN/DINER \*\*\* CONSERVATORY \*\*\* SEPARATE UTILITY \*\*\* DOWNSTAIRS BATHROOM \*\*\* EN SUITE MAIN BEDROOM \*\*\* FAMILY BATHROOM \*\*\* 2 LOG CABINS (ONE WITH ITS OWN FULLY EQUIPED KITCHEN) \*\*\* LARGE WOODEN WORKSHOP WHICH COULD EASILY BE CONVERTED INTO OFFICE SPACE \*\*\* PLENTY OF OUTDOOR STORE SPACE \*\*\* DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES \*\*\* QUIET AND DESIRABLE LOCATION \*\*\* OUTSTANDING LOCAL SCHOOLS \*\*\* NO ONWARD CHAIN \*\*\* EPC D \*\*\* COUNCIL TAX BAND F \*\*\*



### Entrance

Access to the property is via a composite UPVC double glazed door with inset glazed glass panels LEADING straight into the hallway.

### Hallway

The hallway has wood effect laminate flooring, radiator, two ceiling lights, stairs leading to the first floor landing, under-stairs storage cupboard, doors to the lounge, family bathroom, utility and the kitchen.

### Lounge

The lounge is a front aspect room with a bay fronted UPVC double glazed window, radiator, ceiling light, wood effect laminate flooring, cast iron convection heater sat on a hearth with a wooden mantel surround, television point, telephone point.



### Utility

The utility is a side aspect room with an wooden door with an obscure glass panel leading to the garden, ceiling light, wall units, rolled edge work surface which houses three white goods underneath, This room also houses the wall mounted boiler system.



### Bathroom

The bathroom is a front aspect room with an obscure UPVC double glazed window, ceiling light, tiled flooring, fully tiled room, wall mounted ladder style radiator, low level WC, one bowl sink with mixer tap over, and a panel enclosed bath.





### Kitchen/Diner

The kitchen is a rear aspect room with two UPVC double glazed windows overlooking the rear garden, tiled travertine flooring, two ceiling lights to the kitchen end. To the dining end there is plenty of space for a dining room table and chairs, three feature hanging lights, radiator. The kitchen has been fitted with a range of base and eye level units with a rolled edge work surface over, Rangemaster cooker with a Rangemaster extractor hood over and tiled splashback, integrated dishwasher, space for a tall fridge/freezer with surround cupboards, one and half bowl ceramic sink with mixer tap over, television point.



### Conservatory

Is a rear aspect room of a low wall construction with wooden double glazed windows all around, wooden double glazed doors leading out to the rear garden, radiator and a freestanding cast iron multi fuel stove.



### Landing

At the top of the landing there is a ceiling light, loft hatch giving access to the roof space, doors to bedrooms one, two, three, four and the family bathroom.

### Main Bedroom

The main bedroom is a front aspect room with a UPVC double glazed window, wood effect laminate flooring, radiator, ceiling light, a range of built in floor to ceiling wardrobes, door leading to en-suite shower room.





### Bedroom Two

Is a rear aspect room with a UPVC double glazed window overlooking the rear garden, ceiling light, radiator, wood effect laminate flooring.



### Bedroom Three

Is a front aspect room with a UPVC double glazed window overlooking the front, ceiling light, radiator, wood effect laminate flooring.



### En-Suite Shower Room

A front aspect room with an obscure UPVC double glazed window, tiled flooring, ceiling light, extractor fan, radiator, low level WC, wash hand basin, a corner step in shower housing a mains shower system.



### Bedroom Four

Is a rear aspect room with a UPVC double glazed window overlooking the rear garden, ceiling light, radiator, wood effect laminate flooring.







### Family Bathroom

Is a rear aspect room with an obscure UPVC double glazed window, fully tiled room with tiled flooring, ceiling spotlights, sink with mixer tap over, with a range of vanity cupboards and draw space underneath, low level WC, stainless steel ladder style radiator, triple shower cubicle, with a mains shower system, with a rain style shower attachment, extractor fan, shaver point, airing cupboard with houses the water tank and shelving.



### Wooden Lodge

The wooden lodge has wooden flooring and has been housed with a kitchen area which has base units with a rolled edge work surface over, gas four ring hob, tiled splash backs, eye line Smeg double oven and grill, space for a fridge/freezer, breakfast bar seating for four people, a further area in the corner with corner seating and a cupboard.



### Rear Garden

A wonderful garden that is enclosed to all sides by fencing with a very large expanse of patio perfect for housing garden furniture, a very large lawn area and a pathway which takes you to another large patio area which has been newly built with a pergola over and raised flower borders, there is a wooden garden store perfect for housing bikes and tools etc, just past the second patio area is a further lawn which is enclosed by hedging, a large greenhouse and behind that a decking area with a large wooden lodge which would be perfect as a workshop/office area, a wooden picket style gate which leads to the very rear of the garden which is a hidden gem with yet another patio area, lawn, pathway and steps lead up to a raised decked area enclosed by fencing and grape vines, this leads to the rear of the garden where there is a wooden out building.





### Annex

Used to be the garage but now been converted into a one bedroom annex. Access the annex via a UPVC door, wood effect laminate flooring, ceiling spotlights, loft hatch giving access to roof space, to the kitchen end, there is base units with a square edge work surface over, there is a cooker with a electric four ring hob over, splashback, extractor hood over, one bowl sink with adjacent drainer and mixer tap over, space for a small fridge freezer, set of double glazed doors leading out to enclosed patio area. To the lounge end there is wood effect laminate flooring, double glazed patio doors leading out to a private enclosed garden, wall mounted electric heater, wall mounted electric gas flame effect heater, opening which leads into the bedroom.



### Annex Bedroom

A front aspect room with a UPVC double glazed window, wood effect laminate flooring, ceiling light, sliding door leading into en-suite shower room. The en-suite shower room is a fully tiled room, tiled flooring, obscure UPVC double glazed window, ladder style radiator, low level wc, wash hand basin, step in double shower cubicle with sliding glass door, housing a wall mounted electric shower system, ceiling spotlights.



### **Annex outside**

Annex is fenced off by fencing and a picket style fence which takes you to the main driveway, there is a large expanse of decking, there is a patio area, astro turf low maintenance grass, the area has stunning views out towards field lands and the Mendips, outdoor lighting.

### **Outside Front**

Tarmac drive with parking for around 5 vehicles, outdoor lights and power socket.

**Ground Floor**  
Approx. 101.6 sq. metres (1093.3 sq. feet)



**First Floor**  
Approx. 62.7 sq. metres (674.9 sq. feet)



Total area: approx. 164.3 sq. metres (1768.2 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>		58	74
	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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		