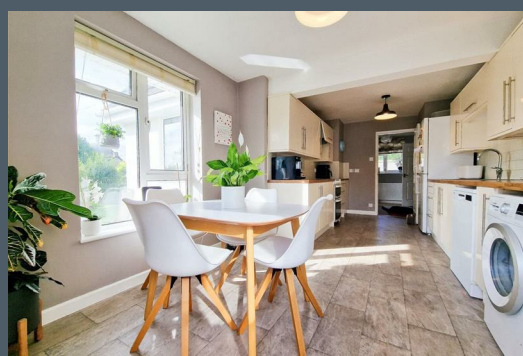


LAUREL & WYLDE

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



Oneida Charnwood Drive, Cheddar, Somerset BS27 3HD £615,000

*** DECEPTIVELY SPACIOUS!!! *** LOCATION LOCATION LOCATION *** FIVE BEDROOM PROPERTY IN A SOUGHT AFTER PRIVATE ROAD IN CENTRAL CHEDDAR *** LARGE PLOT *** FIVE DOUBLE BEDROOMS *** WELL PRESENTED THROUGHOUT *** FLEXIBLE ACCOMMODATION *** FAMILY/DINING ROOM *** KITCHEN/BREAKFAST ROOM *** SOUTH FACING *** DOWNSTAIRS CLOAKROOM *** LIVING ROOM OVERLOOKING THE GARDEN *** EN SUITE TO THE MAIN BEDROOM *** LARGE REAR GARDEN *** OFF STREET PARKING FOR APPROX FOUR VEHICLES *** WALKING DISTANCE TO ALL LOCAL SCHOOLS *** EPC C *** COUNCIL TAX BAND

Entrance

Access to the property is via a UPVC door with inset obscure glazed panels to the hallway,

Hallway

Featuring three ceiling lights, radiator, doors to a walk in storage cloaks cupboard (which could easily be converted to a shower room, plumbing is nearby), the living room, the family/dining room, downstairs cloakroom, bedrooms three, four, five, airing cupboard and storage cupboard, radiator.

Sitting Room

14'2 x 12'4 (4.32m x 3.76m)

A rear aspect room with ceiling light, radiator, UPVC double doors to the rear garden.



Kitchen/Breakfast Room

19'5 x 10'2 (5.92m x 3.10m)

A front aspect room with a UPVC double glazed window and a wooden glazed door to the front garden, two ceiling lights, tile effect vinyl flooring. Fitted with base and eye level units with a square edge worksurface over, space for a cooker with extractor hood above, one and a half bowl sink with mixer tap over, space for a dishwasher, space and plumbing for two appliances, cupboard housing the wall mounted Worcester boiler, space for a tall fridge freezer.



Family/Dining Room

19'3 x 19 (5.87m x 5.79m)

A front and side aspect room with a large UPVC double glazed window and UPVC double glazed window to the side, three radiators, television point, feature fireplace, space for a dining table and chairs, glazed door to the kitchen.



Bedroom Four

13'5 x 10'0 (4.09m x 3.05m)

A rear and side aspect room with UPVC double glazed windows, ceiling light, radiator.



Bedroom Five

13'4 x 8'10 (4.06m x 2.69m)

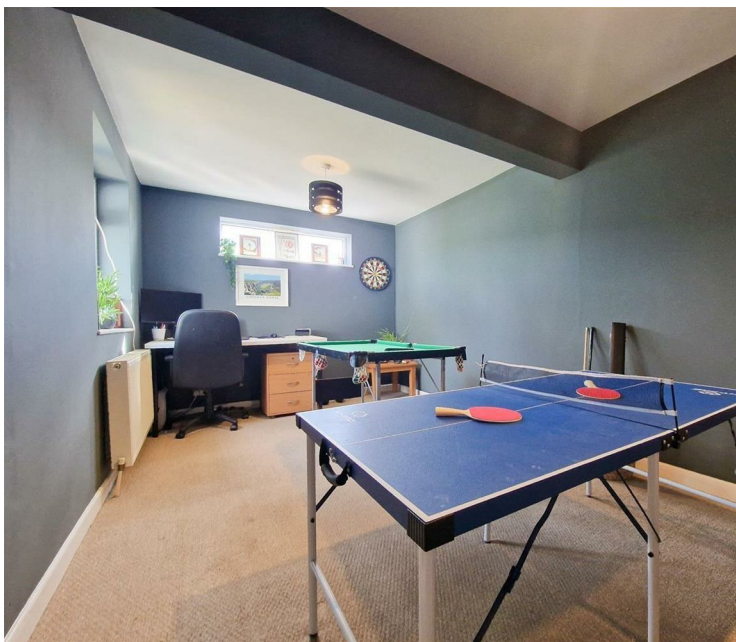
A rear aspect room with a UPVC double glazed window, ceiling light, radiator.



Bedroom Three

16'3 x 9'2 (4.95m x 2.79m)

A rear and side aspect room with a UPVC double glazed window, two ceiling lights, radiator.



Cloakroom

Has wood flooring, ceiling light, radiator, low level WC with vanity unit underneath, extractor fan.



Landing

Featuring a light funnel, ceiling spotlights, doors to bedrooms one, two and the family bathroom.

Main Bedroom

18'11" x 13'2" (5.77m x 4.01m)

A front aspect room with a UPVC double glazed window offering lovely views over the Mendip Hills, ceiling light, radiator, under eaves storage, television point, door to an en suite shower room.



Bedroom Two

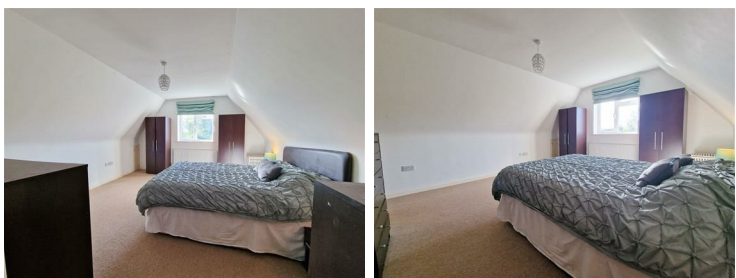
13'4" x 13'2" (4.06m x 4.01m)

A front aspect room with a UPVC double glazed window, ceiling light, radiator, under eaves storage, television point.



Family Bathroom

Featuring tiled flooring, low level WC, wash hand basin, panel enclosed bath housing an electric shower system.



En Suite Shower Room

Ceiling spotlights, low level WC, wash hand basin, step in shower enclosure housing a wall mounted electric shower system, ladder style stainless steel radiator, extractor fan.



Front of Property

To the front of the property there is part natural cedar cladding, also there is a patio area, a large lawn area, shrub borders and a shingle stone driveway with parking for approx. four vehicles, Pod Point electric vehicle charging.

Rear Garden

Definitely a huge selling feature! This beautiful large rear garden is enclosed to all sides by original stone walls and fence panels. There is a decking area to one corner and a shingle stone area to another, a large expanse of lawn with well established trees, a storage shed and a wooden gate giving pedestrian access to the front.



Ariel Shots





Ground Floor

Approx. 114.1 sq. metres (1228.7 sq. feet)



First Floor

Approx. 50.1 sq. metres (539.5 sq. feet)



Total area: approx. 164.3 sq. metres (1768.1 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 | | |
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