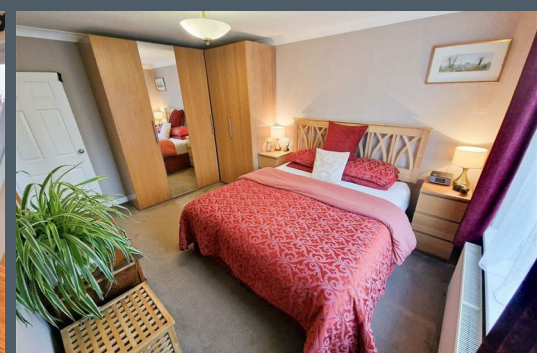


LAUREL & WYLDE

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



Idle Hill Bay Lane, Cheddar, BS27 3TA £520,000

*** IF BROWSING ON YOUR PHONE, PLEASE DO CLICK ON THE 'VIDEO TOUR' TAB BELOW TO SEE OUR FABULOUS VIDEOS *** FABULOUSLY POSITIONED IN A QUIET LOCATION *** WELL MAINTAINED FOUR BEDROOM DETACHED DORMER BUNGALOW *** BEAUTIFULLY PRESENTED THROUGHOUT *** VERSATILE ACCOMMODATION THAT WOULD SUIT ALL AGES *** GENEROUS PLOT IN A RURAL LOCATION *** KITCHEN/DINER *** UTILITY AND WALK IN PANTRY CUPBOARD *** LIVING ROOM WITH DOUBLE DOORS TO THE GARDEN *** TWO DOUBLE BEDROOMS DOWNSTAIRS *** TWO BEDROOMS AND A CLOAKROOM ON THE FIRST FLOOR *** HUGE AMOUNT OF STORAGE *** LARGE TIMBER OUTBUILDING, PERFECT FOR USE AS A STUDIO/OFFICE/GAMES ROOM *** WORKSHOP *** LOG STORE *** TRANQUIL AND PRIVATE SITUATION WITHOUT BEING ISOLATED *** PLENTY OF OFF STREET PARKING WITH POTENTIAL TO CREATE MORE *** COUNCIL TAX BAND D *** EPC TO BE CONFIRMED ***

Entrance Hall

Accessed via an obscure UPVC double glazed door with ceiling light, parquet wooden flooring, radiator, doors to the living room, kitchen/family room, bedrooms one, two and family shower room. Further door to two useful cloaks storage cupboard.



Living Room

16'2 x 11'9 (4.93m x 3.58m)

A front to back room with UPVC double glazed windows and UPVC double glazed patio doors leading out to the rear decking area, ceiling light, two wall lights, radiator, a feature fireplace with a feature log burner sat on a tiled hearth with a wooden beam over.



Kitchen/Family Room

20'8 x 12'4 (6.30m x 3.76m)

A rear and side aspect room with UPVC double glazed windows and a obscure UPVC double glazed door leading out to the side garden with a range of ceiling spotlights, wood effect vinyl flooring, radiator, stairs leading to first floor landing. Kitchen has been fitted with a range of base and eye level units with composite work surfaces and splash backs, integrated dishwasher, integrated double ovens, integrated fridge, an AEG four ring induction hob with extractor hood above, inset one bowl sink with adjacent drainer and mixer tap over, ample space for dining table and chairs.



Bedroom Two

12'8 x 10'6 (3.86m x 3.20m)

A front and side aspect room with UPVC double glazed windows, ceiling light, radiator, and a useful corner storage cupboard.



Bedroom One

14'7 x 10'5 (4.45m x 3.18m)

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

Shower Room

9'7 x 7'8 (2.92m x 2.34m)

A rear aspect room with an obscure UPVC double glazed window, ceiling spotlights, extractor fan, wood effect vinyl flooring, chrome heated towel rail, door to the airing cupboard, a partly tiled room with low level WC, wash hand basin with chrome mixer tap, large walk in wet room style glazed and UPVC clad shower area with a wall mounted overhead and hand held shower system.



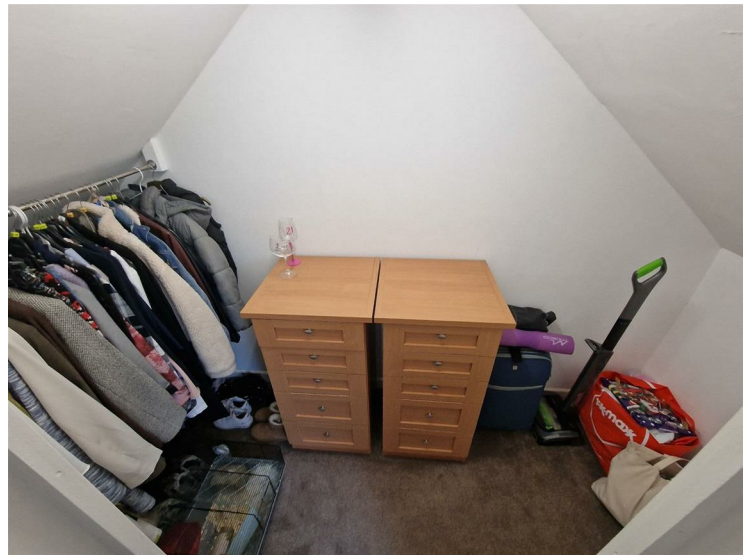
First Floor Landing

Doors to bedroom three, four and a cloakroom, ceiling light and a side aspect wooden double glazed Velux window.

Bedroom Three

10' 3 x 10'2 (3.05m 0.91m x 3.10m)

Is a side aspect room with a large wooden double glazed Velux window, ceiling light, radiator, door to a walk in wardrobe.



Bedroom Four

11'9 x 10'5 (3.58m x 3.18m)

A rear aspect room with a rear UPVC double glazed window, ceiling light, radiator, two doors to useful eaves storage areas.



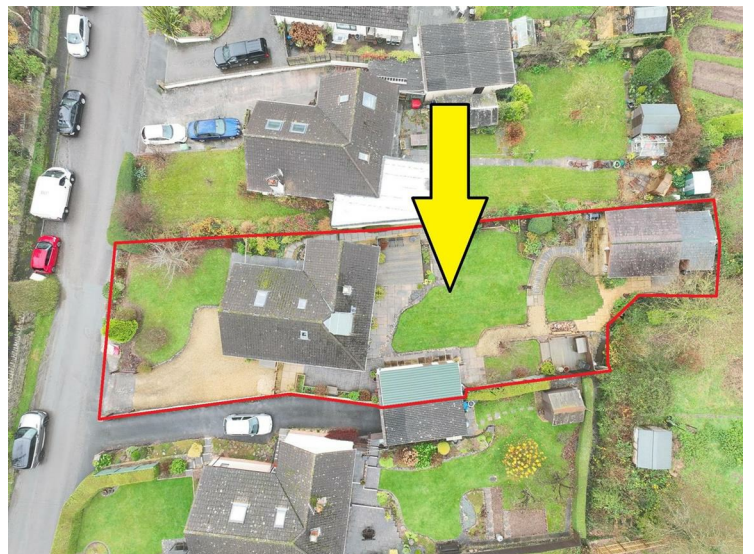
Cloakroom

A fully tiled side aspect room with a wooden double glazed Velux window, tiled flooring, low level WC, pedestal wash hand basin with chrome mixer tap, wall light.



Outside

There is a garden area and good size driveway giving parking for at least 4 large vehicles, leading up to the garage which is of a very good size. Access to the rear garden which is off a fantastic size, three lawned areas, and a range of decking patio paved areas, patio paves walkways, range of flower shrub tree borders, large timber outbuilding/ party house / summer house / outdoor studio ect.



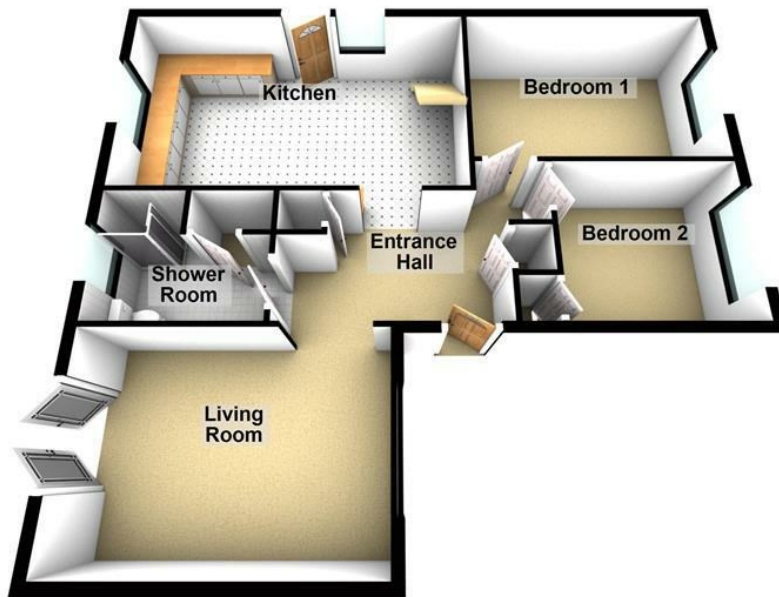




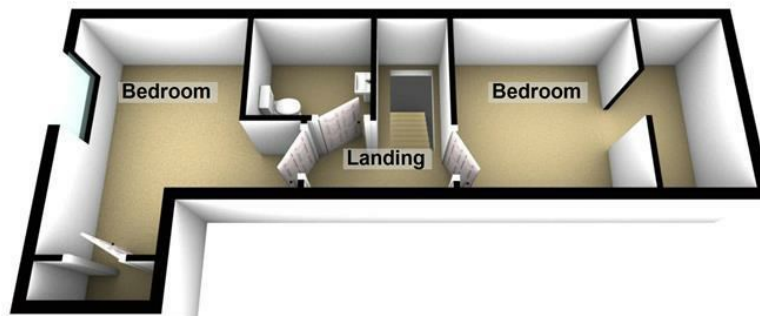
Garage

Has been made into a Utility area and a very useful walk in pantry/storeroom with power and lighting,. The second part of the garage is a workshop and the last part of the garage is a log store.

Ground Floor



First Floor



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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		