

LAUREL & WYLDE

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



Lyncrest West Lynne, Cheddar, BS27 3JL £535,000

*** IF BROWSING ON YOUR PHONE, PLEASE DO CLICK ON THE 'VIDEO TOUR' TAB BELOW TO SEE OUR FABULOUS VIDEOS ***
FABULOUS DETACHED FAMILY HOME *** ARGUABLY THE MOST DESIRABLE ROAD IN CHEDDAR *** LIVING ROOM *** KITCHEN /
DINING FAMILY ROOM *** DOWNSTAIRS CLOAKROOM *** TWO BEDROOMS WITH THE 3RD BEDROOM CURRENTLY A LARGE
SHOWER ROOM *** GARDENS TO THE FRONT AND REAR *** OFF STREET PARKING FOR AT LEAST 4 CARS *** WALKING DISTANCE
TO THE CENTRE OF CHEDDAR *** OUTSTANDING SCHOOLS LOCATION *** LOVELY VIEWS *** EPC D *** COUNCIL TAX TBC ***
If you are looking for a great location with everything on your doorstep including beautiful walks, then this lovely detached
house could be for you. It is within walking distance to all local outstanding Schools and amenities, including supermarkets,
local deli/butchers, hairdressers, barbers, doctors, opticians, library and award winning cafes, restaurants and pubs. There
are plenty of glorious walks to enjoy, including the famous Jacobs Ladder in The Gorge.

Entrance/ Vestibule

Access through a composite obscure double-glazed door with an obscure leaded UPVC double glazed window also to the front. Loft hatch giving access to loft space, ceiling light, laminate wooden flooring, radiator, doors to the main living room, double doors to a very spacious and useful cloak/storage cupboard.

Living Room

21'5 x 15'66 (6.53m x 4.57m)

A rear aspect room with a UPVC double-glazed bay fronted window and UPVC double-glazed window, ceiling light, wall light, picture rails, 2 radiators, a feature stone built fireplace with inset living flame gas fire. Door leading through to inner hallway.

Inner Hallway

Stairs leading through to first floor landing, a leaded UPVC double-glazed door leading out to rear terrace and garden area, useful under stairs storage cupboard, radiator, picture rails and further doors leading to the kitchen breakfast room and dining room.

Dining Room

12'7 x 12'2 (3.84m x 3.71m)

A front aspect room with an obscure leaded UPVC double glazed window, ceiling light, picture rails, radiator, and a feature (currently blocked off) tiled fireplace with wooden surround and mantle.

Kitchen Breakfast Room

12'8 x 12'3 (3.86m x 3.73m)

A front aspect room with an obscure UPVC double glazed window, pine clad ceiling with ceiling light, parquet style vinyl flooring, radiator, and a door leading to the rear lobby. The kitchen has been fitted with a range of pine base and eye level units with wooden edge rolled surfaces. There is a floor standing gas fired Aga with two hot plates with two different cooking ovens, integrated dishwasher/fridge, inset one and a half bowl sink with drainer and mixer tap with tile splash back to sensitive areas.

Rear Lobby

A door through to the garage/carport, opening to the cloakroom.

Cloakroom

Parquet style vinyl flooring, ceiling light, low level wc.

First Floor Landing

A spacious landing area, ceiling light, wood effect vinyl flooring, UPVC double glazed window overlooking the rear garden, doors to airing cupboard, bedroom 1, 2, 3 and family bathroom.

Bedroom One

12'15 x 12'10 (3.66m x 3.91m)

A rear aspect room with a UPVC double-glazed window, ceiling light, radiator, built in wardrobes, picture rails.

Bedroom Two

12'1 x 11'9 (3.68m x 3.58m)

A front aspect room with an obscure UPVC double glazed window, ceiling light, radiator, picture rails, built in wardrobes.

Bedroom Three (Currently large shower room)

12'1 x 7'35 (3.68m x 2.13m)

This is currently set up as a large shower room. Has a front aspect with an obscure UPVC double glazed window, ceiling spotlights, wood effect vinyl flooring, tail rail, vanity units incorporating hand basin with twin taps, tiled splash backs to all sensitive areas, low level WC, step in tiled enclosed shower, with a wall mounted shower unit.

Family Bathroom

A fully tiled front aspect with an obscure UPVC double glazed window, pine clad ceiling, ceiling spotlights, loft hatch giving access to loft space, radiator, wood effect vinyl flooring, low level wc, wash basin with twin taps, panel enclosed bath with twin taps and a wall mounted mains shower unit.

Front of the property

A partially brick wall in and out block paved driveway providing off street parking for at least four cars. There is a timber up and over door that gives access to large garage/carport which in turn gives access to the rear garden.

Garage/Carport

23'22 x 8'9 (7.01m x 2.67m)

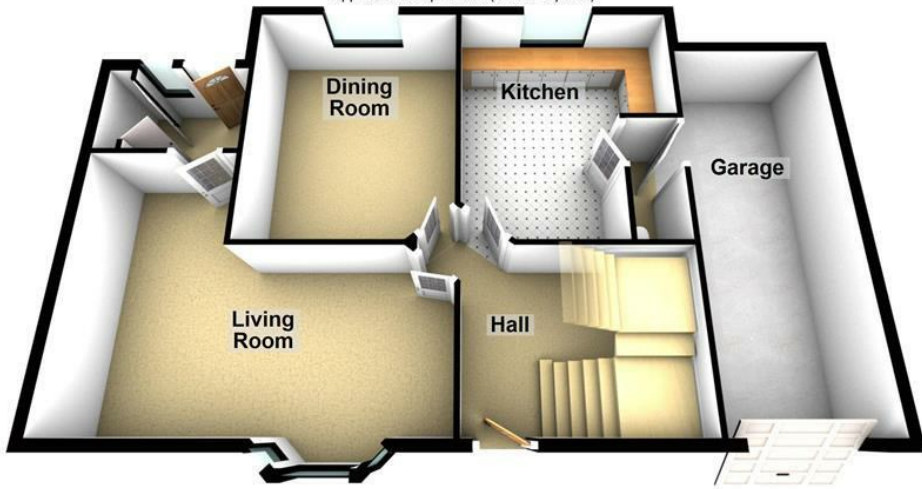
Has two loft hatches giving access to the roof, ceiling lights, wall mounted Vaillant gas boiler. There is a useful cupboard unit with a stainless-steel sink with mixer taps.

Rear Garden

There is a fabulous terrace/alfresco dining area with a large patio/paved walkway leading to the rear of the garden leading to a timber shed in each corner. There is a greenhouse. The rest of the garden is laid to lawn fully enclosed to all sides with a range of flower and shrub beds and borders throughout.

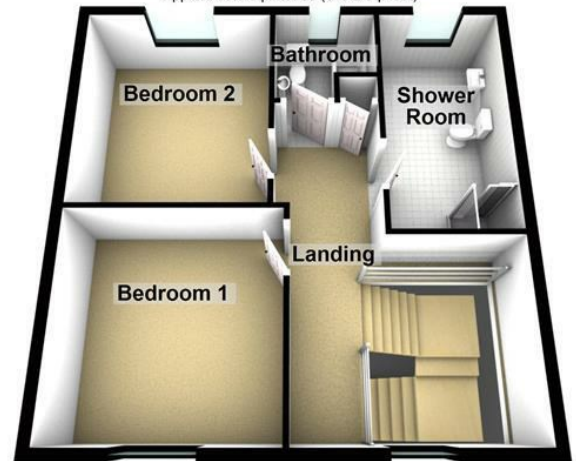
Ground Floor

Approx. 95.2 sq. metres (1024.7 sq. feet)



First Floor

Approx. 59.5 sq. metres (640.2 sq. feet)



Total area: approx. 154.7 sq. metres (1665.0 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		