

LAUREL & WYLDE

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



10 Danes Lea, Wedmore, Somerset BS28 4AX £325,000

*** IF BROWSING ON YOUR PHONE, PLEASE DO CLICK ON THE 'VIDEO TOUR' TAB BELOW TO SEE OUR FABULOUS VIDEOS *** LOVELY, MODERNISED, UPDATED AND IMPROVED FAMILY HOME *** LIVING ROOM *** FABULOUS KITCHEN / DINING & FAMILY ROOM *** UTILITY ROOM *** CLOAKROOM *** STORE ROOM *** THREE BEDROOMS *** FAMILY BATHROOM *** GARDENS TO THE FRONT AND REAR *** OFF STREET PARKING *** FABULOUS VIEWS ACROSS OPEN FIELDS AND FARMLAND *** NO ONWARD CHAIN ***

ENTRANCE HALL

Accessed through an obscure uPVC double glazed door, with ceiling light, a useful cloaks / shoe storage area, radiator, laminate wooden flooring, stairs leading to the first floor landing and with doors to the living room and the utility room.



LIVING ROOM

14'6 x 12'2 (4.42m x 3.71m)

A lovely light front aspect room with a uPVC double glazed window, ceiling light, laminate wooden flooring, radiator, useful under-stairs storage cupboard and a door to the kitchen / dining and family room.

KITCHEN / FAMILY ROOM

14'6 x 12'4 (4.42m x 3.76m)

A lovely rear aspect room with a uPVC double glazed window and uPVC double glazed French Doors leading out to the rear garden, two ceiling light features with 3 rotating spotlights, feature vertical radiator, laminate wooden flooring, ample space for a dining table and chairs. The kitchen has been fitted with a range of base and eye level units, with wooden square edge work-surfaces over, inset one and a half bowl composite sink with an adjacent drainer and mixer tap, space and plumbing for a dishwasher, space and electric point for a large Range Cooker with a Samsung extractor hood over, space for a large American Style fridge / freezer, cupboard housing the Vaillant gas fired combination boiler system, useful breakfast bar area with stool / seating space for at least 2 people.

UTILITY ROOM

11'7 (max) x 8'3 (max) (3.53m (max) x 2.51m (max))

A rear aspect room with a uPVC double glazed window and a uPVC double glazed door leading out to the rear garden, ceiling light, laminate wooden flooring, base level cupboard with a rolled edge work surface, inset one bowl stainless steel sink with a mixer tap over, space and plumbing for a washing machine and space for a tumble dryer, door to the cloakroom.

CLOAKROOM

Ceiling light, laminate wooden flooring, part tiled walls, low level WC with an inset wash hand basin and mixer tap.

STORE ROOM

8'3 x 4'5 (2.51m x 1.35m)

With an up and over door, power.

FIRST FLOOR LANDING

Ceiling light, loft hatch giving access to the roof space, doors to bedrooms 1, 2, 3 and the family bathroom.

MASTER BEDROOM

12 (max) x 11'5 (max) (3.66m (max) x 3.48m (max))

A lovely, light and airy front aspect room with two uPVC double glazed windows, ceiling light, wooden flooring, useful (good size) built in wardrobes over the stairs.

BEDROOM TWO

8'7 (max) x 7'7 (max) (2.62m (max) x 2.31m (max))

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

BEDROOM THREE

10 x 5'7 (3.05m x 1.70m)

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

FAMILY BATHROOM

A recently re-fitted bathroom with ceiling spotlights, tile effect vinyl flooring, chrome heated towel rail, part tiled walls, vanity unit incorporating wash hand basin with a chrome mixer tap, low level WC and a panel enclosed bath with a glazed shower screen, tiled surround and a chrome mixer tap with a hand held shower attachment over.

OUTSIDE

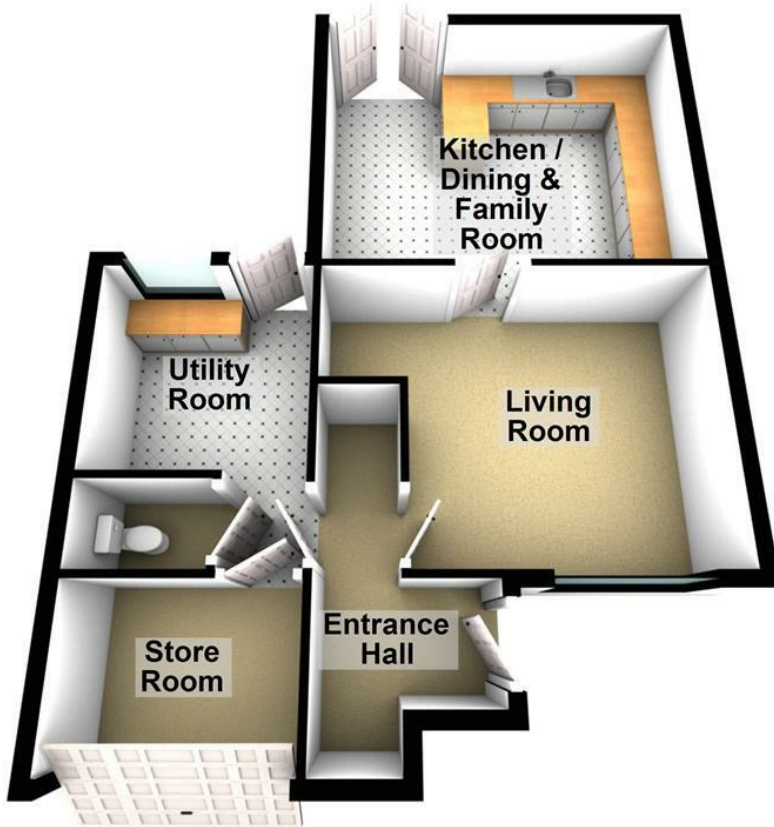
To the front of the property there is a small garden and driveway providing off street parking for at least one large vehicle, the front garden could be changed to accommodate further parking, should it be required.

To the immediate rear of the property there is a patio / paved terrace, which in turn leads on to the main rear garden. The rear garden is of a fabulous size and offers wonderful views across the neighbouring fields and farmland.



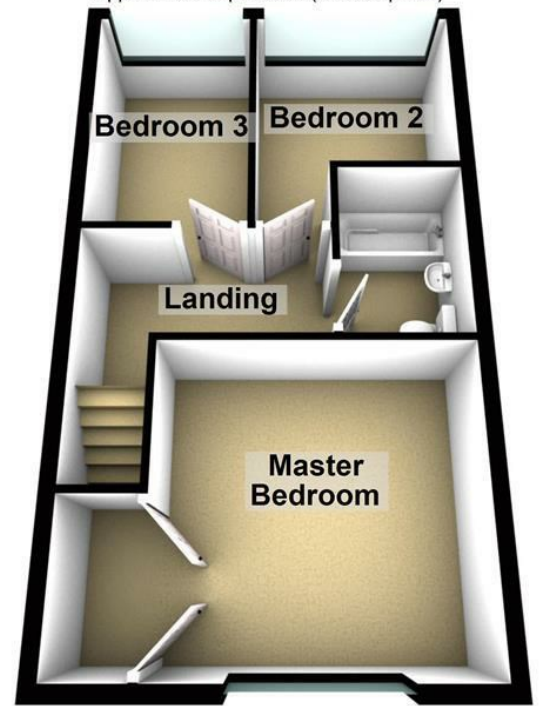
Ground Floor

Approx. 57.7 sq. metres (621.4 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.4 sq. feet)



Total area: approx. 100.4 sq. metres (1080.7 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		