

LAUREL & WYLDE

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



Summerholme Upper New Road, Cheddar, BS27 3DN £705,000

*** IF BROWSING ON YOUR PHONE, PLEASE CLICK ON THE 'VIDEO TOUR' TAB BELOW TO SEE OUR FABULOUS VIDEOS *** WHAT A TRULY SPECTACULAR OPPORTUNITY *** ALMOST 3,000 SQ/FT OF ACCOMMODATION *** FABULOUS BACK GARDEN *** LARGE GARAGE / WORKSHOP WITH FRONT AND REAR GARAGE DOORS *** IN & OUT DRIVEWAY WITH OFF STREET PARKING FOR APPROXIMATELY 8-10 CARS *** WONDERFUL DINING & FAMILY ROOM *** VERY LARGE LIVING ROOM *** KITCHEN / BREAKFAST ROOM *** UTILITY ROOM *** CLOAKROOM *** FOUR BEDROOMS (OFFICE / BEDROOM 5) *** MASTER EN-SUITE *** FAMILY BATHROOM ***

Entrance Porch

Accessed through UPVC double glazed french doors, concrete floor, coat hanging space, feature decorative wooden glazed door with matching side panels leading through to the main entrance hall.

Entrance Hall

Two ceiling lights, loft hatch giving access to roof space, picture rails, wooden flooring, radiator, doors to the main bedroom, bedroom two, three, four, family bathroom and the kitchen.

Kitchen

14'1 x 13'3 (4.29m x 4.04m)

Front and side aspect room with UPVC double glazed windows and a lovely feature vaulted Velux roof light, two ceiling light featuring four rotating spotlights, tiled flooring, radiator, glazed door leading through to the dining/family room. The kitchen has been fitted with a range of high gloss base and eye level units with granite square edge work surfaces, detached breakfast bar island with seating for two people. Corner cupboard housing the Worcester gas fired combination boiler, there are two built stainless steel ovens, there is a four ring induction hob with an extractor hood over, space for dishwasher, one bowl sink with adjacent drainer and chrome mixer tap, space for a tall fridge freezer.



Dining/Family room

32'1 x 20'2 (9.78m x 6.15m)

A fabulous addition to the property, the dining area opens around into the main family room which has double glazed bi-folding doors leading out to the rear decking and garden area, the dining area has a beautiful roof lantern, ceiling spotlights, wall lights, solid oak wooden flooring, radiator, ample space for dining table and chairs. The dining room also gives access to the living room via wooden glazed double doors and arched walkway leading to the Utility room and cloakroom.

The family room is a fabulous space with Bi-folding doors leading to the rear and and to the side, ceiling spotlights, another beautiful roof lantern, two radiators, solid oak wooden flooring, glazed wooden doors leading into main living room.





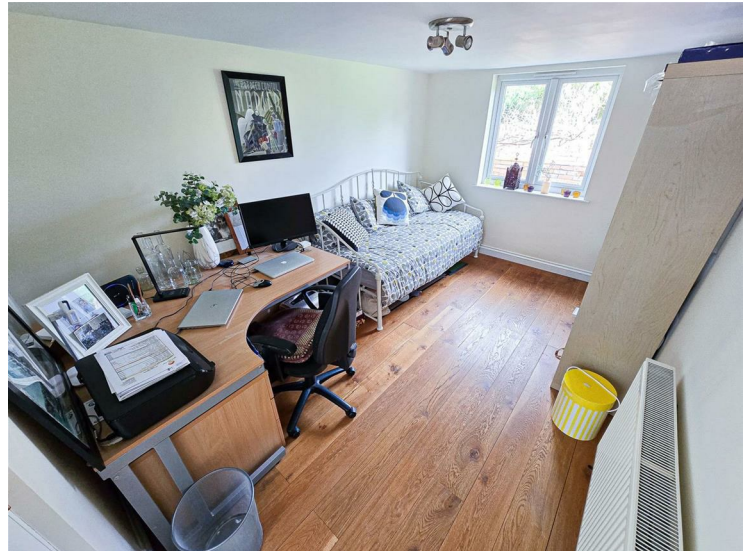
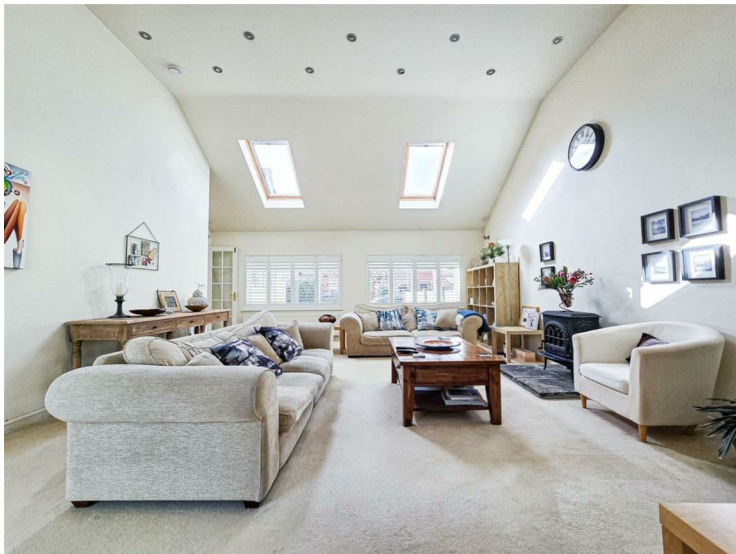
Living Room
 19'2 x 20'8 (5.84m x 6.30m)

Another fantastic front to back room with UPVC double glazed windows to the front, wooden glazed door leading through to the office/bedroom 5, feature vaulted ceilings with two very large wooden double glazed Velux roof lights, ceiling spotlights, wall lights, three radiators, and with a feature living flame gas fireplace on a flagstone hearth.



Office/Bedroom 5

A rear aspect room with UPVC double glazed windows, ceiling light with three rotating spotlights, solid oak wooden flooring, radiator.



Utility

Two ceiling lights with two rotating spotlights, radiator, vinyl flooring, base level units with granite effect work surfaces, one bowl stainless steel sink with adjacent drainer and mixer tap, space and plumbing for washing machine, space for a tumble dryer and third appliance space underneath.



Cloakroom

Ceiling light, extractor fan, vinyl flooring, radiator, low level WC, corner wash hand basin with twin taps, tiled splashback.

Main Bedroom

18'4 x 12'1 (5.59m x 3.68m)

A rear aspect room with UPVC double glazed french doors and matching side panels leading out to the rear terrace and garden areas, ceiling light, radiator, with a feature glass block wall with an opening leading through into the En-Suite shower room.



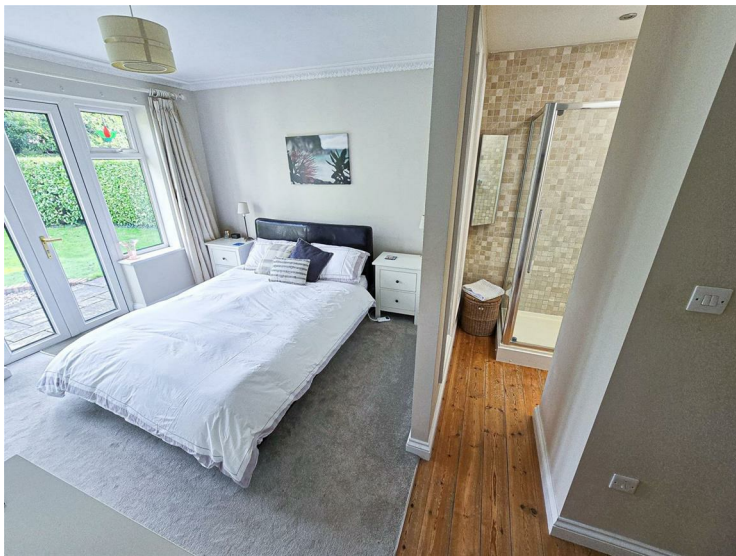
En-Suite

Ceiling spotlights, extractor fan, vaulted Velux wooden double glazed roof light, part tiled walls, wooden flooring, low level WC, wash hand basin, large triple size glazed and tiled shower enclosure with a wall mounted overhead and handheld mains shower system.

Bedroom Two

12'5 x 11'8 (3.78m x 3.56m)

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



Bedroom Three

11'7 x 10'11 (3.53m x 3.33m)

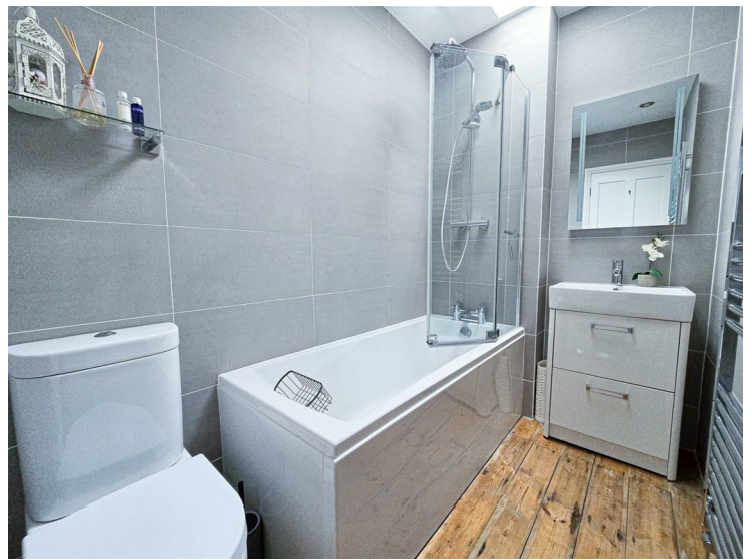
A rear aspect room with UPVC double glazed window, ceiling light, radiator.



Bedroom Four

11'0 x 10'8 (3.35m x 3.25m)

Another good sized light and airy front aspect room with a UPVC double glazed window, textured and coved ceiling, ceiling light and radiator.



Front

Large tarmac driveway, with a central hedgeline, there is a range of flower and shrub borders' through out, off street parking for at least 8-10 cars, side driveway leading up to the garage which has a pitched and tiled roof, power, lighting and up and over door to the front and rear.



Family Bathroom

8'8 x 8'8 (2.64m x 2.64m)

A modern fully tiled bathroom with a vaulted wooden double glazed roof light, wooden flooring, chrome heated towel rail, ceiling spotlights, extractor fan, wash hand basin with chrome mixer tap, low level WC, panel enclosed bath with a glazed shower screen, mixer tap and wall mounted mains overhead and handheld shower system.

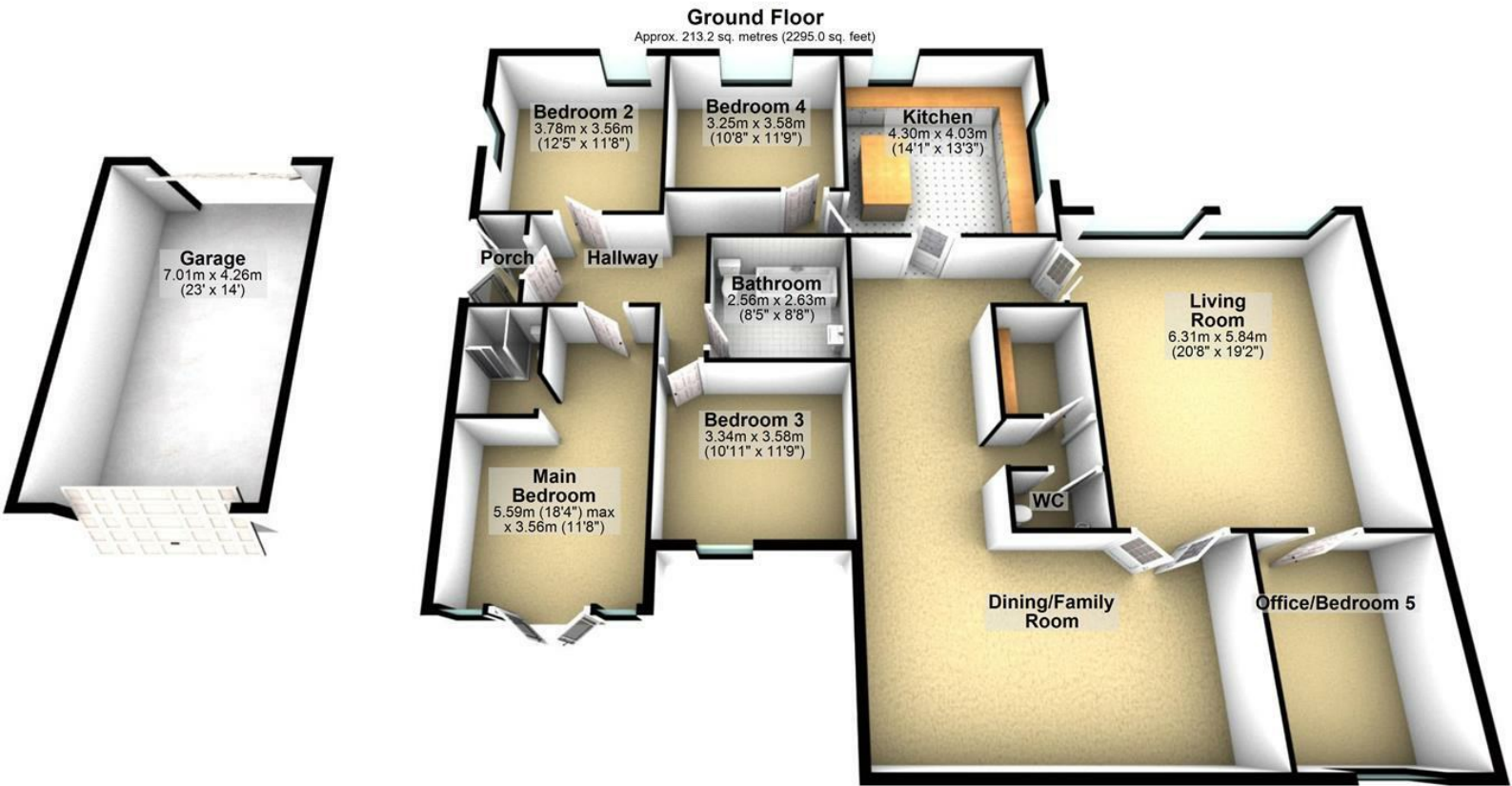


Rear

Is a truly wonderful space, fully enclosed to all sides with a mixture of hedging, fencing, brick walling and trees, a well stocked and mature garden, mainly laid to lawn with a large decking area to the rear of the family room, and with patio/paved areas either side.







Total area: approx. 213.2 sq. metres (2295.0 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		
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	