

LAUREL & WYLDE

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



Applewood Cottage Cheddar Road, Axbridge, BS26 2DL £550,000

*** FABULOUS FOUR BEDROOM DETACHED PROPERTY *** EXTENDED AND COMPLETELY RENOVATED THROUGHOUT *** BEAUTIFULLY PRESENTED *** LARGE OPEN PLAN LIVING/KITCHEN/DINING AREA *** UTILITY *** CLOAKROOM *** LIVING ROOM *** STUDY *** EN SUITE TO THE MAIN BEDROOM *** PLENTY OF OFF STREET PARKING *** GARAGE *** WELL LOCATED WITHIN WALKING DISTANCE TO THE HEART OF AXBRIDGE *** EPC TO BE CONFIRMED *** COUNCIL TAX BAND E ***

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Entrance Hall

Access through a decorative leaded stained glass composite door with obscure glazed matching side panels, ceiling light, stairs leading to the first floor landing, solid oak flooring, mirrored sliding double doors into a useful cloaks/storage cupboard, feature vertical radiator, further doors to the kitchen/family room and the living room.

Living Room

16'8 x 12'6 (5.08m x 3.81m)

A lovely light front aspect room with a large UPVC double glazed window, ceiling lights, wall lights, solid oak wooden flooring radiator, door leading to the office, opening leading to the kitchen/family room.



Kitchen/Family Room

13'9 x 8'1 (4.19m x 2.46m)

Previously two rooms now opened into once big space with further large opening to the family room. The kitchen has spotlights, extractor fan, solid oak wooden flooring. Fitted with a base of eye level units with wooden surfaces, inset 1 and a half bowl ceramic sink with adjacent drainer and mixer tap, integrated dishwasher, integrated fridge and freezer, integrated double oven, 4 ring induction hob with glazed splashback and stainless-steel extractor fan. tiled splashbacks to all sensitive areas. Detached breakfast bar/island.



Office

8'2 x 7'5 (2.49m x 2.26m)

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

Breakfast Room Area

Opening to family/dining room, ceiling spotlights, solid oak wooden flooring, door to useful under stairs storage cupboard, feature vertical radiator and a further door leading through to the utility room.



Dining/Family Room

17'3 x 10'5 (5.26m x 3.18m)

A lovely extension and addition to the property with a large aspect side obscure UPVC double glazed window, two UPVC double glazed Velux style roof lights and double glazed bi-folding doors and windows leading out to the rear terrace and garden and a further side aspect UPVC double glazed door leading out to the side garden and garage. The room has a vaulted ceiling, ceiling spotlights, two radiators, solid oak wooden flooring, with ample space for dining table and chairs.

Utility Room

7'7 x 5'7 (2.31m x 1.70m)

A side aspect UPVC obscure double-glazed window, ceiling spotlights, solid oak wooden flooring, currently housing the washing machine, tumble drier and large fridge freezer. glazed wooden door leading through to the cloakroom.

Cloakroom

With a vaulted ceiling and a UPVC double glazed vaulted style light, ceiling spotlights, solid oak wooden flooring, chrome heated towel rail, low level wc, vanity unit housing sink and chrome mixer tap, tiled splashback and a wall mounted Vaillant gas fired combination boiler system.

First Floor Landing

A spacious galleried landing area with ceiling light, ceiling spotlight, loft hatch giving access to roof space with extendable loft ladder, a roof tube light, doors to bedrooms 1, 2, 3, 4 and family bathroom.

Bedroom 1

16'7 x 12'7 (5.05m x 3.84m)

A good-sized front aspect room with a large UPVC

double glazed window with lovely view to the reservoir, ceiling light, exposed ceiling beams, striped and stained wooden flooring, radiator, range of built in bedroom furniture, door leading through to the ensuite shower room.



En Suite Shower Room



Bedroom 2

10'7 x 7'9 (3.23m x 2.36m)

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



Bedroom 3

11'6 x 8'1 (3.51m x 2.46m)

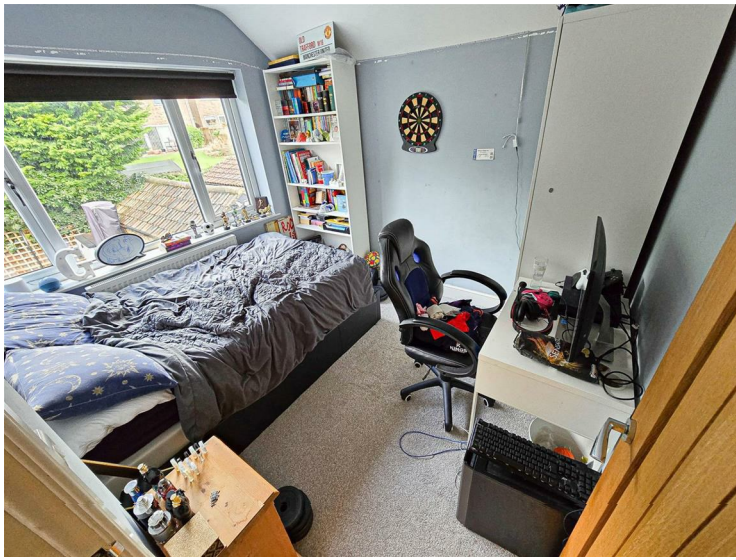
A rear aspect room with a UPVC double glazed window, ceiling light, radiator.



Bedroom 4

9'7 x 9'3 (2.92m x 2.82m)

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



Family Bathroom

6'2 x 6' (1.88m x 1.83m)

A fully tiled rear aspect room with obscure UPVC double glazed window, ceiling spotlights, extractor fan, tiled flooring, chrome heated towel rail, vanity units incorporating wash hand basin with a chrome mixer tap, low level WC, panel enclosed bath with shower screen with a wall mounted electric shower system.

Rear Garden

Has been designed for low maintenance, patio/paved terrace area, with a range of flower and shrub borders, with an area to the rear suitable for alfresco dining furniture.

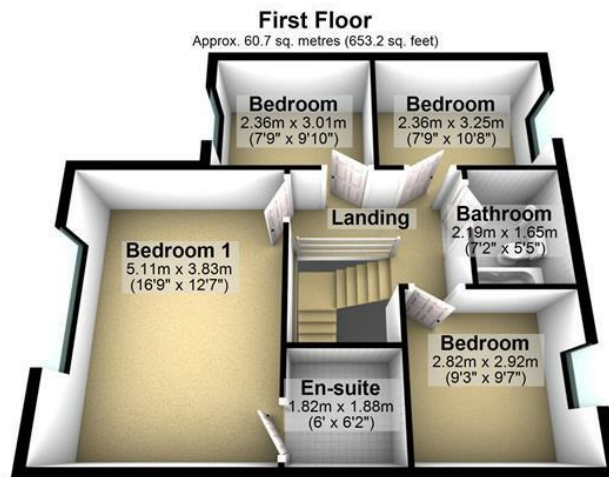
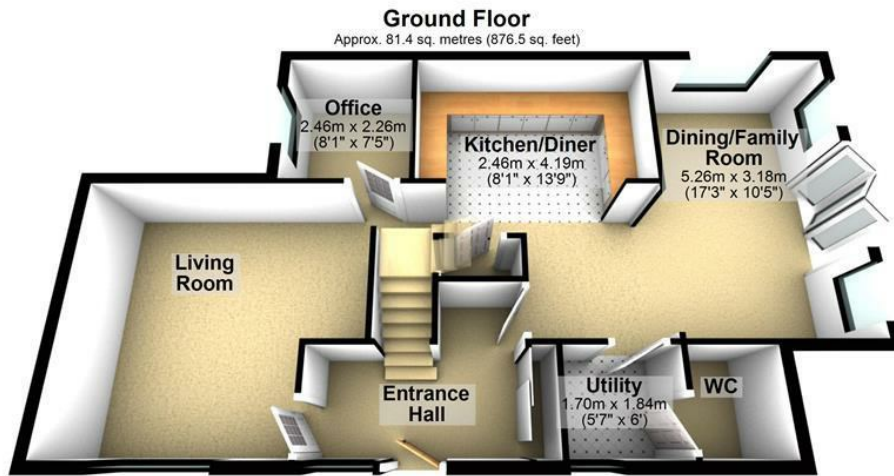


Front of Property

There is a twin electric gated access to the driveway which is a tarmac surface with parking for 6-8 cars. The driveway leads up to the detached garage that has an up and over door, pitched and tiled roof, power and lighting. Back to the front garden there is a lawn area.

Ariel View





Total area: approx. 142.1 sq. metres (1529.6 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		