

# LAUREL & WYLDE

E S T A T E   A G E N T S



## Tavener Court , Axbridge, BS26 2NN £800,000

\*\*\* IF BROWSING ON YOUR PHONE, PLEASE DO CLICK ON THE 'VIDEO TOUR' TAB BELOW TO SEE OUR FABULOUS VIDEOS \*\*\*  
THERE ARE NO WORDS, PHOTOS OR VIDEOS THAT COULD POSSIBLY EVER SHOW HOW OUTSTANDINGLY AMAZING THIS NEWLY BUILT HOME IS \*\*\* NEVER BEFORE HAVE WE SEEN A HOUSE BUILT TOP TO BOTTOM AROUND AN OAK BEAM STRUCTURE \*\*\* TRULY SPECTACULAR FAMILY HOME FINISHED TO A HIGH STANDARD WITH AIR SOURCE HEATING THROUGHOUT \*\*\* NEARLY 2,500 SQ/FT OF ACCOMMODATION \*\*\* 10 YEAR ARCHITECTS GUARANTEE \*\*\* POTENTIAL ANNEXE AREA DOWNSTAIRS WITH DOWNSTAIRS SHOWER ROOM \*\*\* FOUR DOUBLE BEDROOMS WITH A FABULOUS 21FT MASTER SUITE \*\*\* HUGE ENTRANCE HALL WITH SITTING / STUDY AREA \*\*\* SPECTACULAR 28FT KITCHEN / DINING ROOM \*\*\* LIVING / FAMILY ROOM WITH TWO SETS OF FRENCH DOORS AND BI-FOLDING DOORS LEADING OUTSIDE \*\*\* GENEROUS SURROUNDING PLOT WITH TWO MAIN GARDEN AREAS AND A LARGE DETACHED DOUBLE CAR PORT (WHICH HAS POWER, LIGHTING AND A STORE AREA OVER) \*\*\* NO ONWARD CHAIN \*\*\*

### **Entrance Hall**

Entrance accessed through a double glazed composite door with matching side panels, the entrance hall with a lovely large open space, solid oak wooden flooring, opening to the left hand where you will find a study come sitting area with a door to a shower room. This area could be sectioned off as an annexe/separate living space should it be required. The main entrance hall has ceiling spotlights, lovely stair case leading to first floor landing with useful understairs storage cupboard, opening through to the Utility and main living area, another opening into the Kitchen/family room.

### **Kitchen/Family Room**

A fabulous front to back room, with double glazed Bi-folding doors leading out the rear terrace and garden, there is a side aspect double glazed windows and front aspect also, ceiling spotlights through out, tiled effect Karndean flooring, the dining area has ample space for dining table and chairs. The kitchen has been fitted with a comprehensive range of base and eye level units with composite square edge work surfaces, there is a inset two bowl stainless steel sink with mixer tap over, integrated AEG double ovens, a matching AEG five ring induction hob with extractor hood over, there is also composite splash backs, integrated fridge/freezer and integrated dishwasher.

### **Utility**

A useful side aspect room with a double glazed composite door, ceiling spotlights, again with tiled effect Karndean flooring, been fitted with a range of base and eye level units with a rolled edge work surfaces over, inset one bowl stainless steel sink with adjacent drainer and chrome mixer tap. A large cupboard housing the pressurized water system, a further full height cupboard providing storage and with controls for the air source heating system, extractor fan.

### **Main Living Room**

Again another wonderful rear and side aspect room with two sets of large double glazed French doors leading out to the rear, and double glazed Bi-folding doors leading out to the side terrace, with ceiling spotlights, solid oak wooden flooring, feature cast iron wood burner on a slate hearth with a wooden beam over. This room provides a lovely outlook across the rear and side gardens and also with full visibility through the stairs case and inner hallway back to the main entrance hall.

### **Landing**

A beautiful gallery landing area with a vaulted ceiling, double glazed Velux roof light, ceiling lights, doors to bedrooms, one, two, three, four and family bathroom.

### **Bedroom One**

genuinely one of the most fabulous bedroom suite we've ever seen with three sets of double glazed windows proving an outlook to the rear and side aspect gardens, again with absolutely fabulous vaulted ceiling, exposed solid oak beams, ceiling spotlights, double

doors to a huge built in wardrobe and a further obscure glazed door leading to the En-Suite.

### **En-Suite**

With vaulted ceiling, ceiling spotlights, double glazed Velux roof light, tiled effect Karndean flooring, chrome heated towel rail, extractor fan, low level WC, wash hand basin with chrome mixer tap and splashback, large walk in wet room style glazed and UPVC clad shower enclosure with a wall mounted overhead and hand held mains shower system.

### **Bedroom Two**

A front aspect room with wooden double glazed windows, again with vaulted ceilings, lovely sized built in wardrobes with high level storage over.

### **Bedroom Three**

A front and rear aspect room with a wooden double glazed window to the front and double glazed roof light to the rear, again with vaulted ceilings, ceiling spotlight.

### **Bedroom Four**

A good sized forth bedroom with a front aspect double glazed window, vaulted ceiling, ceiling spotlights, separate spotlighting on the beams, again with a good sized built in double wardrobes.

### **Family Bathroom**

A side aspect room with a large double glazed Velux roof light, ceiling spotlights, extractor fan, tiled effect karndean flooring, chrome heated towel rail, panel enclosed bath with chrome mixer taps, wash hand basin with chrome mixer, low level WC, further UPVC splash backs, a large glazed and tiled walk in shower enclosure with a wall mounted overhead and hand held shower system.

### **Front**

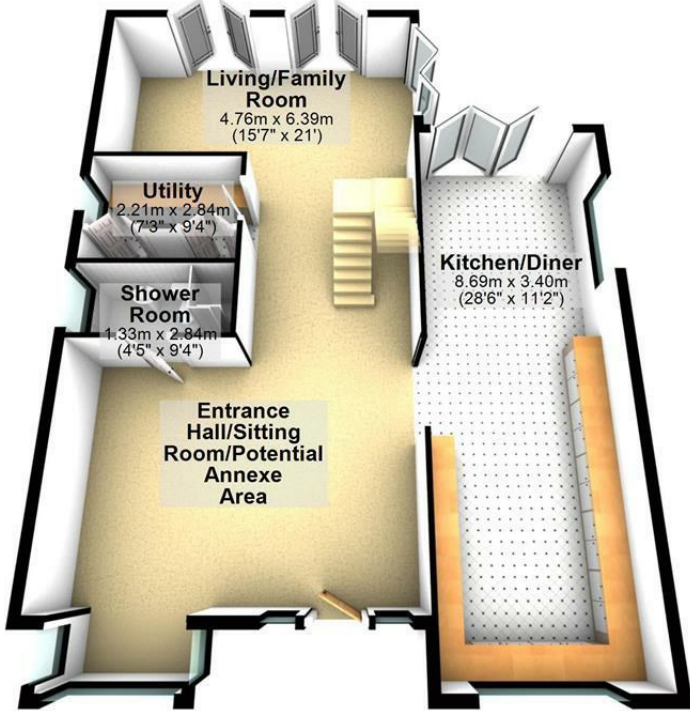
A large shingle stone driveway providing of street parking for at least six/eight cars, there is a fabulous oak framed and blocked built car port with a pitched and tiled roof, power lighting, external security lighting, storage space over, and parking for at least two large vehicles. The front of the property gives access to the rear alongside each side of the property.

### **Rear**

The garden and been mainly laid to lawn with a tree/hedging boarder surrounding, there is a lovely patio/paved terrace area ideal for alfresco dining/summer BBQ area.

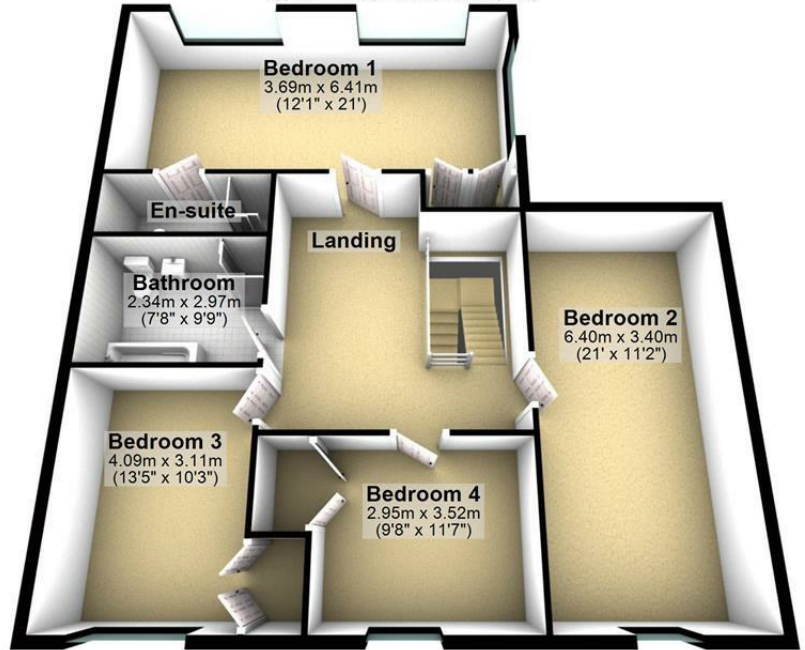
### Ground Floor

Approx. 104.2 sq. metres (1121.1 sq. feet)



### First Floor

Approx. 113.8 sq. metres (1224.6 sq. feet)



Total area: approx. 217.9 sq. metres (2345.7 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	