

LAUREL & WYLDE

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



Aquema Wells Road, Rodney Stoke, BS27 3XB £565,000

*** RARE OPPORTUNITY TO ACQUIRE THIS BEAUTIFUL SPACIOUS DETACHED BUNGALOW IN A SOUGHT AFTER LOCATION *** FAR REACHING PANORAMIC VIEWS *** COMMANDING PLOT WITH EXTENSIVE FRONT AND REAR GARDENS *** THREE BEDROOMS *** EN SUITE TO THE MAIN *** FAMILY BATHROOM *** BEAUTIFUL GARDEN ROOM TO SIT AND TAKE IN THOSE AMAZING VIEWS *** LIVING ROOM WITH LOG BURNER *** KITCHEN/BREAKFAST ROOM *** UTILITY *** CLOAKROOM *** DETACHED DOUBLE GARAGE *** LOG CABIN *** HUGE POTENTIAL TO EXTEND (SUBJECT TO THE NECESSARY CONSENTS) *** SOLD WITH THE BENEFIT OF NO ONWARD CHAIN ** EPC TO BE CONFIRMED *** COUNCIL TAX BAND ***

Entrance

Access to the property is via a UPVC door with inset obscure glazed panels leading straight into the hallway.

Hallway

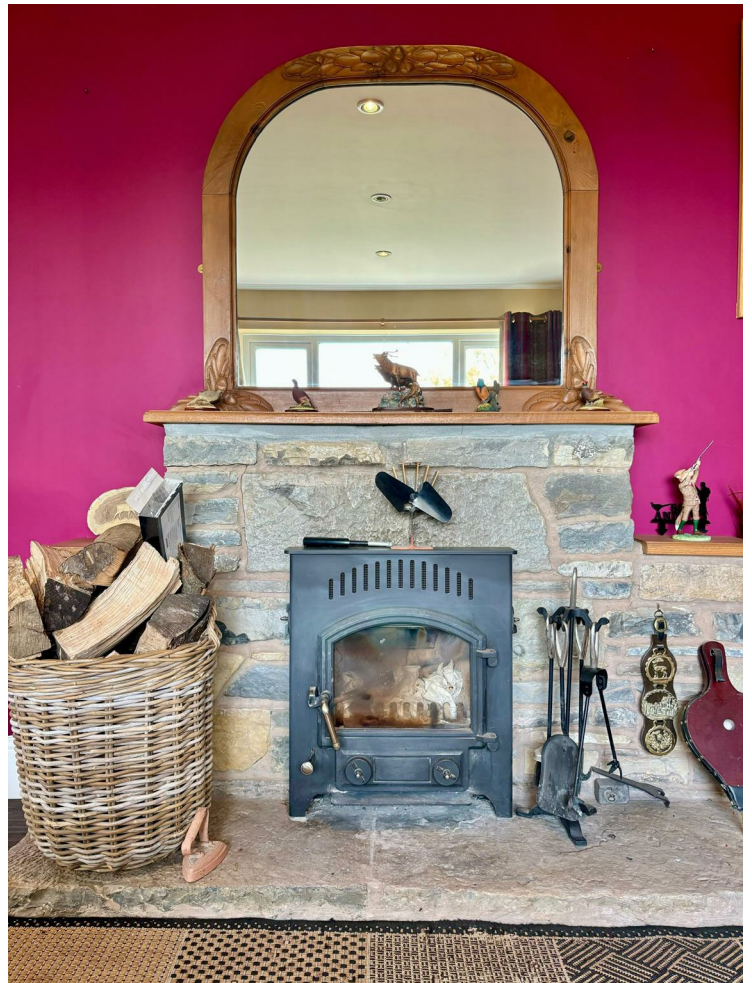
Featuring two ceiling lights, radiator, doors to all bedrooms, the living room, the bathroom, a large walk in storage/cloaks cupboard (which has a ceiling light and loft hatch giving access to the roof space) and double wooden doors to another very useful storage cupboard which has shelving.



Living Room

18'06 x 12'10 (5.64m x 3.91m)

A side aspect room with a UPVC double glazed window offering fabulous views over open fields and the raised pond, part laminate and part carpet flooring, ceiling spotlights, radiator, television point, feature stone built fireplace housing a cast iron wood burning stove, double glazed doors to the garden room and door to the kitchen.



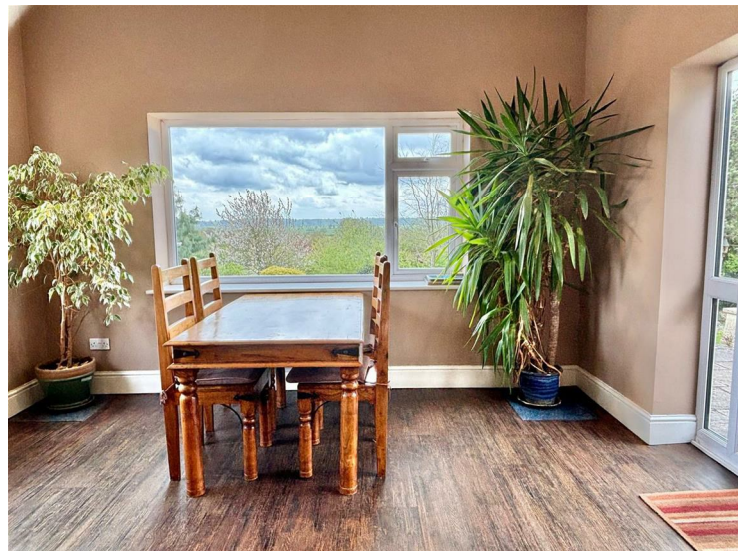
View from the Living Room Window



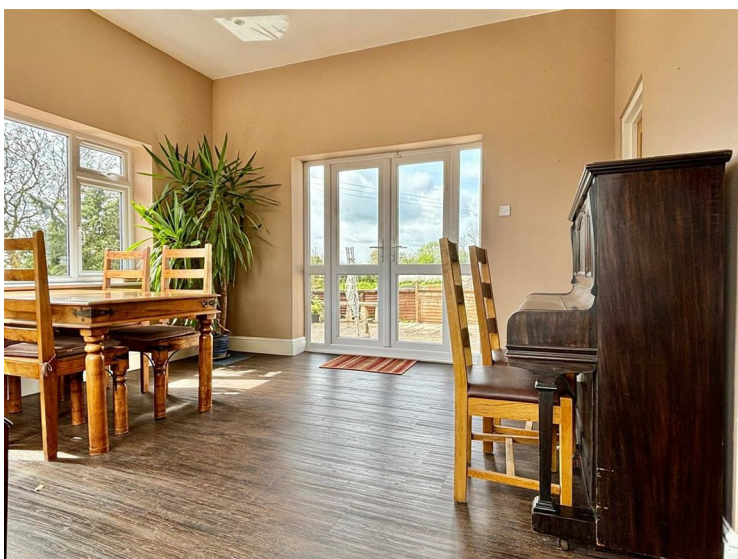
Dining Room

13'9 x 13'4 (4.19m x 4.06m)

A beautiful addition to the house! This room is triple aspect with UPVC double glazed windows and double glazed doors to the terrace area. There are fabulous far reaching views over open fields, Nyeland and The Mendip Hills. Featuring ceiling spotlights, radiator, wood effect laminate flooring and UPVC double glazed doors out to the rear terrace of the garden.



View from the Garden Room



Kitchen

14'4 x 10'8 (4.37m x 3.25m)

A rear aspect room with a UPVC double glazed window, ceiling spotlights, tile effect laminate flooring, radiator, fitted with base and eye level units with a square edge worktop over, space for a dishwasher, space for a large tall fridge freezer, an eye level double oven and grill, an electric five ring hob with an extractor hood above, one and a half bowl sink with a mixer tap over, doors to the utility and the garden room.





adjacent drainer and mixer tap, space for a washing machine, a UPVC door to the terrace area of the garden and a door to a cloakroom.



Cloakroom

A side aspect room with an obscure UPVC double glazed window, ceiling light, tiled flooring and a low level WC.

Main Bedroom

13' x 15'7 (3.96m x 4.75m)

A front and side aspect room with UPVC double glazed windows, ceiling light, radiator, door to the en suite shower room.



Utility

14 x 9'10 (4.27m x 3.00m)

A triple aspect room with UPVC double glazed windows, ceiling strip light, tiled flooring, radiator, base and eye level storage units, stainless steel sink with



En Suite
6'5 x 6'4 (1.96m x 1.93m)

Has an obscure side aspect UPVC double glazed window, ceiling light, ladder style radiator, tiled flooring, a corner shower enclosure housing a Mira mains shower system, low level WC and pedestal wash hand basin.



Bedroom Three
15'09 x 7'8 (4.80m x 2.34m)

A front and side aspect room with UPVC double glazed windows, ceiling light, radiator and feature brick built fireplace housing an open fire. This room could be used as a second reception or study.



Bathroom
7'10 x 5'11 (2.39m x 1.80m)

A side aspect room with a UPVC double glazed window, ceiling light, tiled flooring, low level WC, pedestal wash hand basin, a pea shaped bath with a wall mounted electric shower to one end and a glass shower screen, ladder style radiator.

Bedroom Two
12'11 x 11'11 (3.94m x 3.63m)

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



Outside

The property is accessed via a wooden five bar gate straight to the main driveway and the expansive tarmac driveway where there is parking for several vehicles. There is a shed for storage and a large double garage. The front lawn area has flower, shrub and tree bed borders, a tarmac pathway with a rockery to the left taking you to a picket gate which gives access to an additional parking space to the very front. There is a shingle stone area which sweeps round to the side where you will find a wrought iron gate giving access to a shed and the rear. There is a large raised feature pond and running water feature, a wishing well and access to what could be a chicken coup and a log storage shed. To the very rear is a large expanse of lawn overlooking fields with far reaching panoramic views. There are flower, shrub and tree borders, a further large shed for storage, a feature pond with a shingle stone seating area and steps taking you to a large raised patio terrace for you to be able to sit and enjoy those wonderful views.





Log Cabin/Party Room/Office Area

13'4 x 9' (4.06m x 2.74m)

This cabin would be perfect for use for teenagers, a party room, outdoor office. There is a large sheltered veranda/terrace currently housing a hot tub.



Arial View



Garage

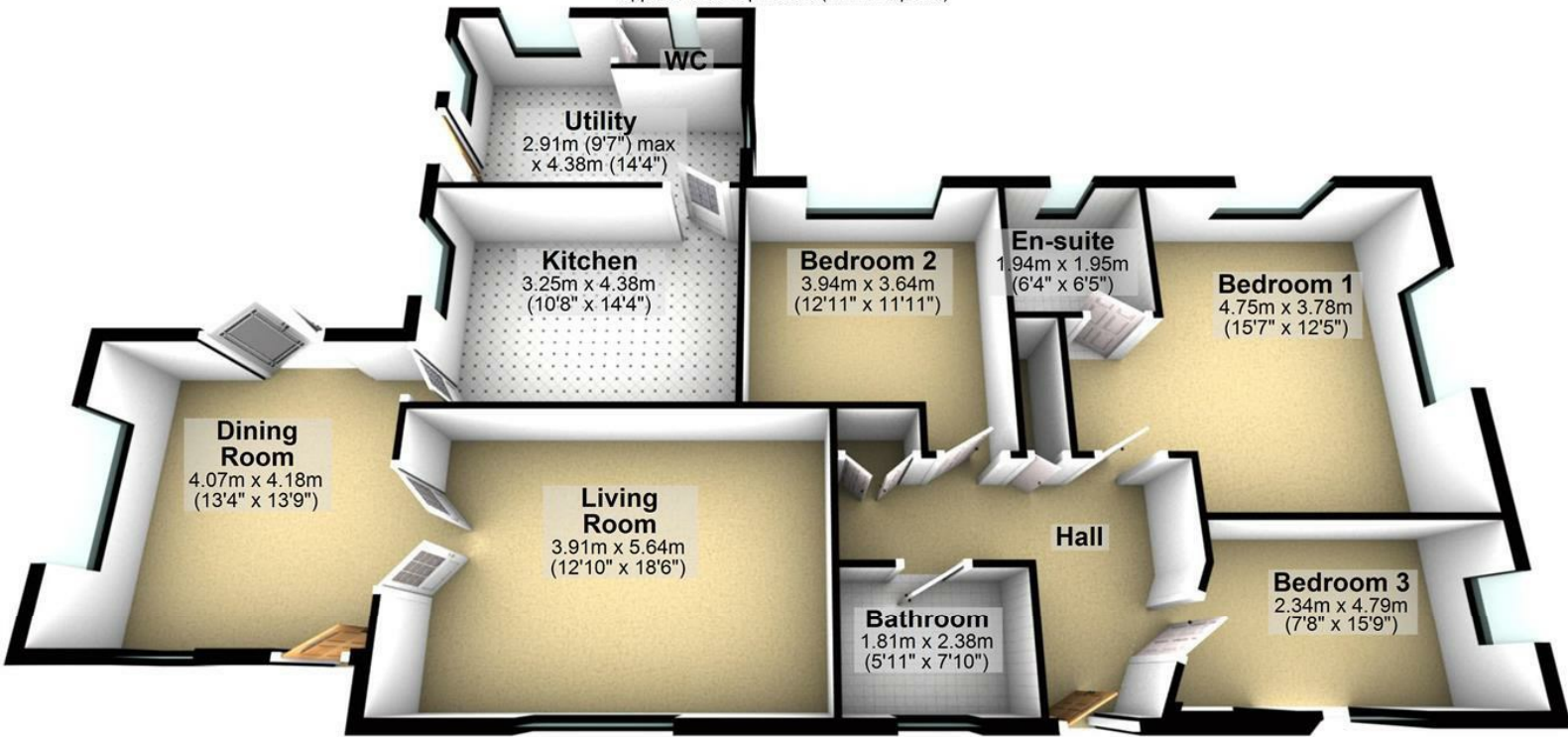
22'5 x 17'5 (6.83m x 5.31m)

This double garage has a metal up an over door, UPVC windows, a door to the side, power and lighting.



Ground Floor

Approx. 133.9 sq. metres (1441.5 sq. feet)



Total area: approx. 133.9 sq. metres (1441.5 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			
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