

LAUREL & WYLDE

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



7 Ashley Lane, Cheddar, Somerset BS27 3HR £793,000

*** WE ARE EXTREMELY EXCITED ABOUT THESE AMAZING HOUSES *** WOW *** WOW *** WOW *** ONLY 1 OWNER AND THEY HAVE PURCHASED EXTRA LAND THAT COULD BE MADE INTO MUCH MORE GARDEN SPACE, SHOULD IT BE REQUIRED *** 2,120 SQ/FT OF ACCOMMODATION PRETTY MUCH RIGHT IN THE CENTRE OF CHEDDAR *** HUGE KITCHEN / FAMILY ROOM *** UTILITY ROOM *** CLOAKROOM *** LIVING ROOM WITH BEAUTIFUL FIREPLACE *** LARGE STUDY *** 4 VERY LARGE BEDROOMS *** MASTER EN-SUITE AND DRESSING ROOM *** FAMILY BATHROOM *** GENEROUS PLOT *** DETACHED DOUBLE GARAGE *** LARGE DRIVEWAY *** COUNCIL TAX BAND F *** EPC B *** FREEHOLD ***

Entrance Hall

15' x 9'4 (4.57m x 2.84m)

A very spacious light and airy Entrance Hall, accessed through an obscured composite door with matching side panels, the entrance hall has an opening through to the Kitchen/Family Room, stairs leading to first floor landing with a useful understairs storage cupboard of which is currently housing all the underfloor heating matrix, there is recessed spotlighting, Limed Oak solid wood flooring, doors to the living and office.



Living Room

17'0 x 14'1 (5.18m x 4.29m)

A spacious rear aspect room with UPVC double glazed windows overlooking the rear garden, with two ceiling lights, and a beautiful brick built fire place with a wooden mantel over and slate tiled hearth.



Office

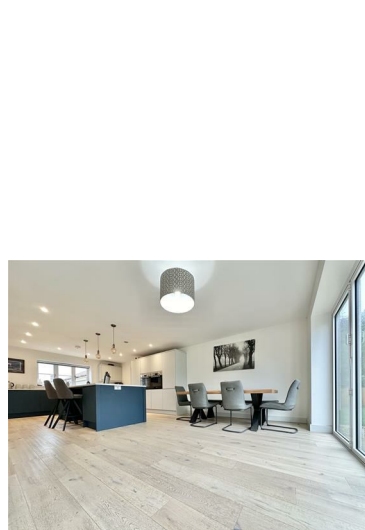
14'2 x 8'2 (4.32m x 2.49m)

A good size front aspect room with UPVC double glazed windows, ceiling light, Limed Oak wooden flooring.



Kitchen/Family Room
24'0 x 10'0 (7.32m x 3.05m)

An Absolutely fantastic front to back room with UPVC double glazed windows to the front and rear, Lined Oak wooden flooring, and quadruple double glazed bi-folding doors leading out to the rear terrace and back garden. The Family room area has two ceiling lights, plenty of space for dining room table and chairs, and of course living furniture, the kitchen area has been fitted with a range of base and eye level units with a marble effect composite work surfaces, an inset one and half bowl stainless steel sink with adjacent drainer and mixer tap over, two integrated Bosch Combi ovens, there is a large Bosch five ring induction hob.



Utility

9'11 x 7'11 (3.02m x 2.41m)

Double glazed windows and door leading out to the side, recessed spotlighting, Limed Oak wooden flooring, door through to the cloak room, has been fitted with a range of base and eye level units with marble effect composite work surfaces, space and plumbing for a washer dryer, ample space for a secondary fridge/freezer, with an inset stainless steel sink with mixer tap over.



Cloakroom

6'7 x 3'3 (2.01m x 0.99m)

Obscure UPVC double glazed window, ceiling spotlights, Limed Oak wooden flooring, low level WC with part tiled surround, and a wall hung vanity unit with an inset wash hand basin with mixer tap over.



Master Suite

14'3 x 11'4 (4.34m x 3.45m)

The bedroom has rear aspect UPVC double glazed windows over looking the rear garden and with views towards the Mendips and Cheddar Gorge, ceiling light, radiator, doors to the En-Suite shower room and walk in wardrobe.



First Floor Landing

Another spacious light and airy gallery landing area, with a front aspect UPVC double glazed window, ceiling spotlights, hanging light over the stairs, loft hatch giving access to roof space, radiator, with double doors to the airing cupboard.

En-Suite Shower Room

6'10 x 4'7 (2.08m x 1.40m)

A part tiled room with recessed spotlighting, extractor fan, marble effect tiled flooring, chrome heated towel rail, Vanity unit incorporating wash hand basin with chrome mixer tap, low level WC with an hidden system, and a large step in glazed and tiled shower enclosure with a wall mounted twin point mains power shower system.



Dressing Room

6'9 x 4'7 (2.06m x 1.40m)

A very useful room with recessed spotlighting, a fantastic range of built in bedroom furniture.



Bedroom Three

16'2 x 11'6 (4.93m x 3.51m)

A very spacious front aspect room with UPVC double glazed windows, ceiling light, radiator.

Bedroom Two

13'9 x 12'11 (4.19m x 3.94m)

A spacious room, again with UPVC double glazed windows with views across the Mendips and towards Cheddar Gorge, ceiling light, radiator.

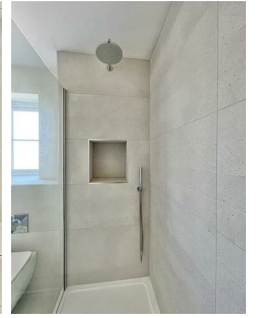




Bedroom Four

14'3 x 8'9 (4.34m x 2.67m)

Again a fantastic sized fourth bedroom with front aspect UPVC double glazed windows, ceiling light, radiator.



Family Bathroom

10'8 x 6'9 (3.25m x 2.06m)

A part tiled rear aspect room with UPVC double glazed windows, ceiling spotlights, extractor fan, tiled flooring, chrome heated towel rail, low level WC, vanity unit incorporating with a chrome mixer tap, large tiled panel enclosed bath, with a chrome mixer tap over, a very large walk in wet room style shower enclosure, with tiles, shower screen, wall mounted twin point power shower system.



Rear Garden

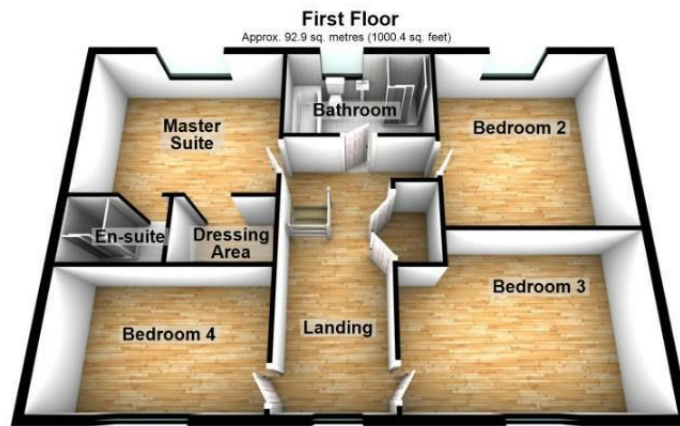
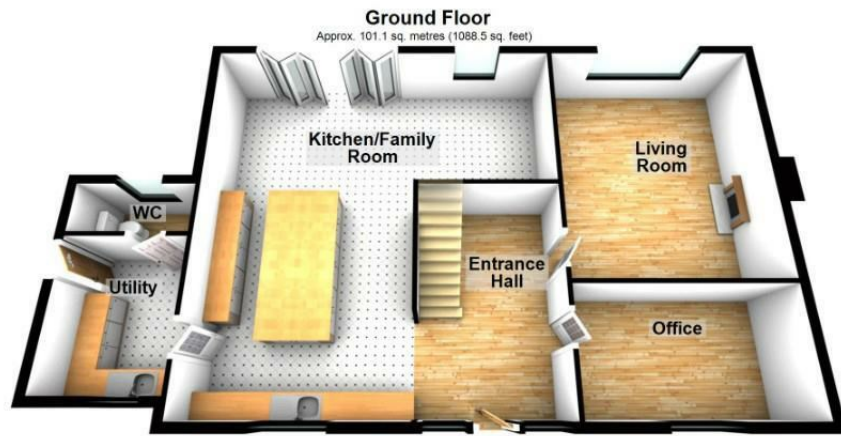


Location



Plot and Location





Total area: approx. 194.1 sq. metres (2088.9 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		
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