

LAUREL & WYLDE

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



23 Cross Farm Road, Cheddar, BS27 3SE
£385,000

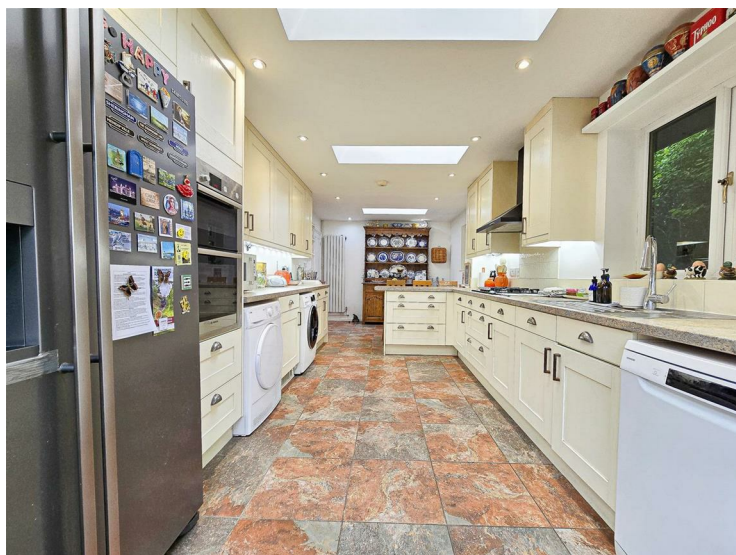
*** DECEPTIVELY LARGE DETACHED BUNGALOW *** SOLAR PANELS TO THE ROOF ** FOUR BEDROOMS
*** WELL PRESENTED THROUGHOUT *** EN SUITE BATHROOM TO MAIN BEDROOM *** SHOWER ROOM
*** LIVING ROOM *** LOVELY EXTENDED KITCHEN/FAMILY ROOM *** OFF STREET PARKING FOR
MULTIPLE CARS *** QUIET CUL DE SAC LOCATION *** LOW MAINTENANCE REAR GARDEN WITH 'HOT
TUB' AREA *** WALKING DISTANCE TO THE LOCAL PRIMARY SCHOOL *** EPC C *** COUNCIL TAX BAND
D *** FREEHOLD *** NO ONWARD CHAIN ***

Entrance

Access through an obscure UPVC double glazed door to the hallway which features 2 ceiling lights, loft hatch giving access to the roof space, radiator, doors to bedrooms one, two, three four, family bathroom, the airing cupboard and a walk in store room.

Living Room

A front aspect room with UPVC double glazed windows and French Doors, ceiling light, two radiators, a feature living flame gas fire on a slate hearth.



Kitchen/Family Room

A good size rear and side aspect room with UPVC double glazed windows and French doors leading to the rear, three high level wooden Velux windows, tiled flooring, feature vertical radiator. Fitted with a comprehensive range of base and eye level units with granite effect work surfaces over, one bowl stainless steel sink, integrated double oven, gas five ring hob with extractor hood over, tiled splashbacks, space and plumbing for a dishwasher, space and plumbing for a washing machine, space for a tumble dryer, space and plumbing for an American fridge freezer and space for a dining table and chairs.

Main Bedroom

A side aspect room with a UPVC double glazed window, ceiling light, a wooden Velux window and a door to the en suite shower room.



En Suite Bathroom

A rear aspect room with an obscure UPVC double glazed window, ceiling spotlights, extractor fan, tiled flooring, heated towel rail, low level WC, pedestal wash hand basin, double ended bath and a good size step and tiled shower enclosure with a wall mounted mains shower and hand held shower system.



Bedroom Three

Another side aspect room with a UPVC double glazed window, high level UPVC Velux roof light, ceiling light, tiled flooring, feature vertical radiator and two sets of built in double wardrobes.

Bedroom Two

A good size front to back room with UPVC double glazed windows, ceiling light, two radiators one which is a vertical radiator.



Bedroom Four/Hobbies Room

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



Family Shower Room

With a high level wooden double glazed roof light, tiled flooring, heated towel rail, low level WC, pedestal wash hand basin and a large wet room style glazed and tile shower enclosure with a wall mounted mains hand held and overhead shower system.



Outside Front

There is a good size tarmac driveway providing off street parking for at least six cars, a small lawned area and a part hedge border. Gated access to the rear garden.



Rear Garden

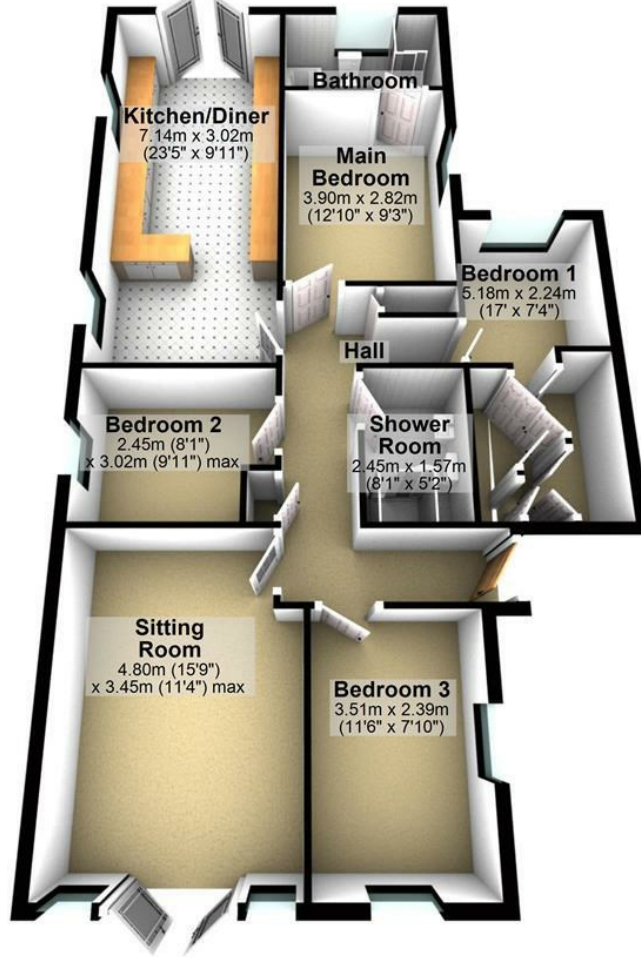
Has been laid for low maintenance too a mixture of patio/paving/decking and astro turf. There is an al fresco dining/patio area, a large timber outbuilding/store with power and lighting and a timber built log cabin style summerhouse which is currently housing the hot tub.





Ground Floor

Approx. 99.3 sq. metres (1069.3 sq. feet)



Total area: approx. 99.3 sq. metres (1069.3 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		