

LAUREL & WYLDE

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



Lower North Street, Cheddar, Somerset BS27 3HH £525,000

*** FIVE BEDROOM DETACHED HOUSE *** MUST BE VIEWED TO APPRECIATE EXACTLY WHAT THIS BEAUTIFUL HOME HAS TO OFFER INSIDE *** UPDATED TO AN EXCEPTIONALLY HIGH STANDARD WITH ATTENTION TO DETAIL *** IMMACULATEDLY PRESENTED THROUGHOUT *** LARGE LIVING ROOM *** SEPERATE DINING/RECEPTION ROOM *** KITCHEN WITH A DOOR TO A SEPERATE BREAKFAST ROOM *** UTILITY *** DOWNSTAIRS BEDROOM FIVE WITH AN EN SUITE SHOWER ROOM (WOULD MAKE A PERFECT STUDY ROOM) *** NEW DOWNSTAIRS BATHROOM WITH A SERERATE SHOWER *** FOUR DOUBLE BEDROOMS UPSTAIRS *** SHOWER ROOM *** PLENTY OF OFF STREET PARKING *** DETACHED GARAGE *** A GOOD SIZE WRAP AROUND PLOT WITH PLENTY OF SEATING AREAS, VERY WELL TENDED GARDENS AND PLENTY OF STORAGE *** VIEWS OF THE MENDIPS *** WALKING DISTANCE TO ALL LOCAL AMENITIES AND SCHOOLS *** EPC C *** COUNCIL TAX BAND *** FREEHOLD ***

Entrance

Access to the property is via a UPVC door with an obscure glazed panel straight into the hallway.

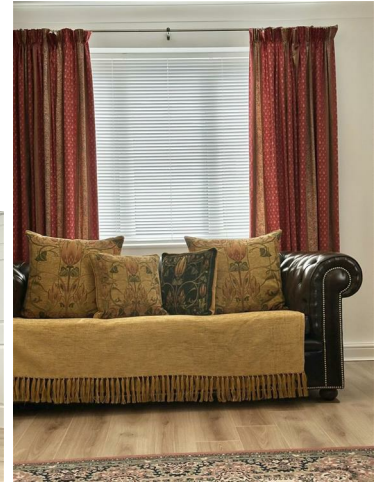
Hallway

Featuring wood effect laminate flooring, radiator, two ceiling lights, doors to the living room, the second reception room/dining room, the kitchen, downstairs bathroom, bedroom five, the utility and double wood louvre doors to a cloak's cupboard (which has a hanging rail), stairs to the first floor landing.



Living Room

A front and side aspect room with a UPVC double glazed window, two ceiling lights, wall light, wood effect laminate flooring, two radiators, a feature open fireplace set on a stone hearth, door to the breakfast room.



Dining Room/Second Reception Room

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



Kitchen

A rear aspect room with a UPVC double glazed window, ceiling light, with four rotating spotlights and three spotlights, wood effect laminate flooring, fitted with base and eye level units with a rolled edge worktop over, one and a half bowl stainless steel sink with a mixer tap over, space for a dishwasher, space for a tall fridge/freezer, a Bosch cooker with a gas four ring hob over, stainless steel splashback and an extractor hood above, door to the breakfast room.



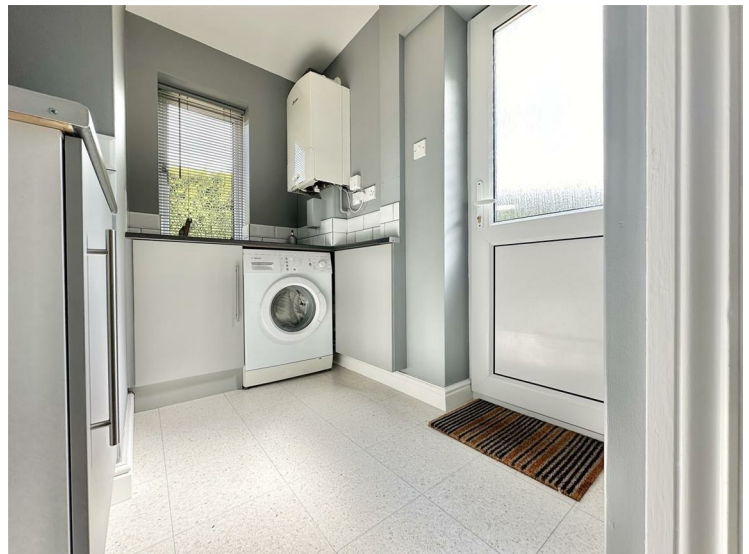
Breakfast Room

A rear and side aspect room with UPVC double glazed windows, ceiling light, radiator, wood effect laminate flooring and door back to the living room.



Utility

A side aspect room with a UPVC double glazed window, ceiling light, tiled flooring, base units with rolled edge worktops over, a one bowl stainless steel sink, space and plumbing for a washing machine, a wall mounted Worcester boiler, a wood louvre door to a storage cupboard (with shelving), a door to the garden.



Downstairs Family Bathroom

A side aspect room with an obscure UPVC double glazed window, ceiling light, tiled flooring, low level WC, wash hand basin with a vanity cupboard underneath, panel enclosed bath, a step-in shower

enclosure housing a mains shower with a rain style hood and a handheld shower attachment, stainless steel ladder style radiator and extractor fan.



Main Bedroom

A front aspect room with a large Velux window with built in blind, ceiling light, radiator and a built in range of wardrobes and drawers.



Bedroom Five/Study

A rear aspect room with UPVC double glazed windows, ceiling light, radiator and a door to the en suite bathroom.



En Suite Shower Room

A rear aspect room with an obscure UPVC double glazed window, ceiling light, ladder style radiator, tiled flooring, low level WC, a corner wall hung wash hand basin and a step in shower enclosure housing an electric shower.

Bedroom Two

A front and side aspect room with a UPVC double glazed window to the front and a large Velux window with built in blinds, wood effect laminate flooring, two radiators, ceiling light and a built in double wardrobe.

Landing

At the top of the landing is a ceiling light, radiator and doors to bedrooms one, two, three, four and the shower room.



Bedroom Four

A side aspect room with a UPVC double glazed window, radiator, an under eaves cupboard.



Bedroom Three

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



Shower Room

A side aspect room with a Velux window, tiled flooring, ceiling light, radiator, low level WC, wash hand basin, a step-in shower housing an electric shower system and there is a built-in cupboard complete with shelving.





Front Garden

Enclosed to all sides by fencing and large conifer trees. It is laid to patio slabs with a large, raised shingle stone area. There is an outdoor tap and a screened off and enclosed corner area perfect to hide and house recycling bins. The front sweeps to the side of the property which in turn takes you to the rear garden.



Driveway and Garage

Accessed via a five bar wood gate into a large tarmac driveway with flower and shrub bed borders and parking for at least four vehicles. There is a shed for storage and a detached garage which has an up an over door, a side aspect window and both power and lighting. Two pedestrian gates take you to the front garden area and the rear garden.





Rear Garden

Such a well-tended and beautiful garden to sit in! There is a pathway with a beautiful array of herbs and lavender plants to it's side taking you to the front door and the large patio al fresco dining area. There is a large lawn area with raised sleeper flower, shrub and tree borders and a lovely pond area.

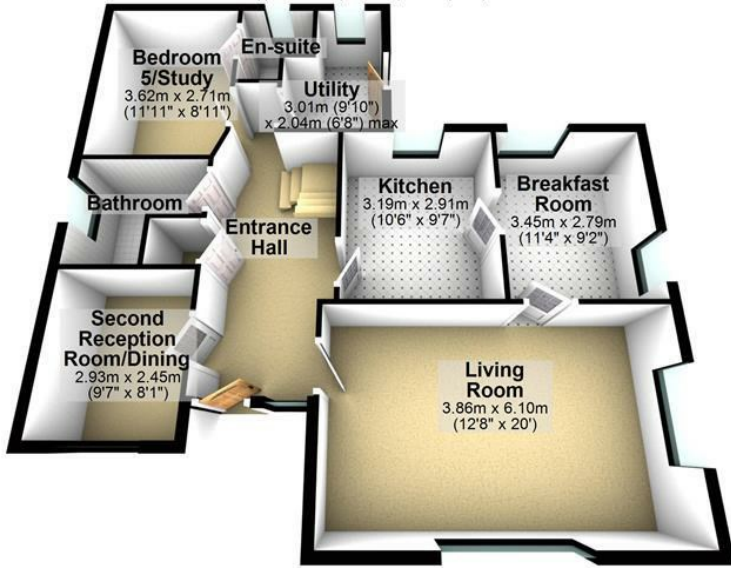


Mendips and street View



Ground Floor

Approx. 89.3 sq. metres (961.6 sq. feet)



First Floor

Approx. 71.2 sq. metres (766.3 sq. feet)



Total area: approx. 160.5 sq. metres (1727.9 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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		