

LAUREL & WYLDE

ESTATE AGENTS



6 Little Green Drive, Wedmore, BS28 4FF £470,000

*** PLEASE CLICK ON THE VIDEO TO SEE OUR AMAZING PROPERTY VIDEOS *** LOVELY, MODERN THREE BEDROOM DETACHED FAMILY HOME SITUATED ON THE NEW STRONGVOX SITE, A STONES THROW FROM THE PRIMARY SCHOOL AND THE LOCAL VILLAGE PLAY-AREA *** FRONT TO BACK LIVING ROOM *** FRONT TO BACK KITCHEN / DINING & FAMILY ROOM *** CLOAKROOM *** THREE BEDROOMS *** MASTER EN-SUITE *** FAMILY BATHROOM *** BEAUTIFUL SOUTH FACING REAR GARDEN WITH VIEWS ACROSS THE NEIGHBOURING ORCHARD *** LARGE DOUBLE + SIZE CAR PORT WITH A CORNER STORAGE SHED ***

Entrance

Accessed via a double glazed composite door, with ceiling spotlights, stairs leading to first floor landing, wood effect vinyl flooring, radiator, doors to the living room, kitchen/family room and cloakroom.

Cloakroom

A front aspect room with obscure UPVC double glazed, ceiling spotlights, vinyl flooring, radiator, low level WC, a wall hung wash hand basin, tiled splashbacks.

Living Room

A light an airy front to back aspect room with UPVC double glazed bay window to the front, rear UPVC full height double French doors leading out to the terrace/patio area. Two ceiling lights, two radiators, wood effect vinyl flooring.

Kitchen

Light an airy front and rear aspect room with UPVC double glazed windows and door out to the rear garden. Ceiling light, spotlights, feature ceiling hanging light over dining area, two radiators, wood effect vinyl flooring, door to an understairs cupboard with ample space. Kitchen has been fitted with base and eye level units with granite effect rolled edge work surfaces, inset one bowl sink, inter grated oven, stainless steel gas ring hob with extractor hood above, fridge/freezer and dishwasher and washing machine. Dining area has ample space for dining table and chairs.

First Floor Landing

Gallery landing area with a rear aspect UPVC double glazed window, radiator, ceiling light, loft hatch giving access to roof space, doors to bedrooms, one, two, three and family bathroom.

Bedroom One

A front aspect room with a UPVC double glazed window, ceiling light, radiator, built in full height luxury mirrored wardrobes and a door to the en-suite shower room.

En-Suite

Front aspect rom with an obscure UPVC double glazed window, ceiling spotlights, extractor fan, low level WC, wash hand basin, tiled splashbacks, heated towel rail, large walk in glazed and tiled shower enclosure with a wall mounted mains shower system.

Bedroom Two

A UPVC double glazed window, ceiling light, radiator, built in luxury full height mirrored wardrobes.

Bedroom Three

A rear aspect room with UPVC double glazed windows, ceiling light, radiator.

Family Bathroom

A part tiled rear aspect room with a obscure UPVC windows, ceiling spotlights, extractor fan, vinyl flooring, chrome heated towel rail, wash hand basin, low level WC, panel enclosed bath with glazed shower screen, and a wall mounted mains shower system over.

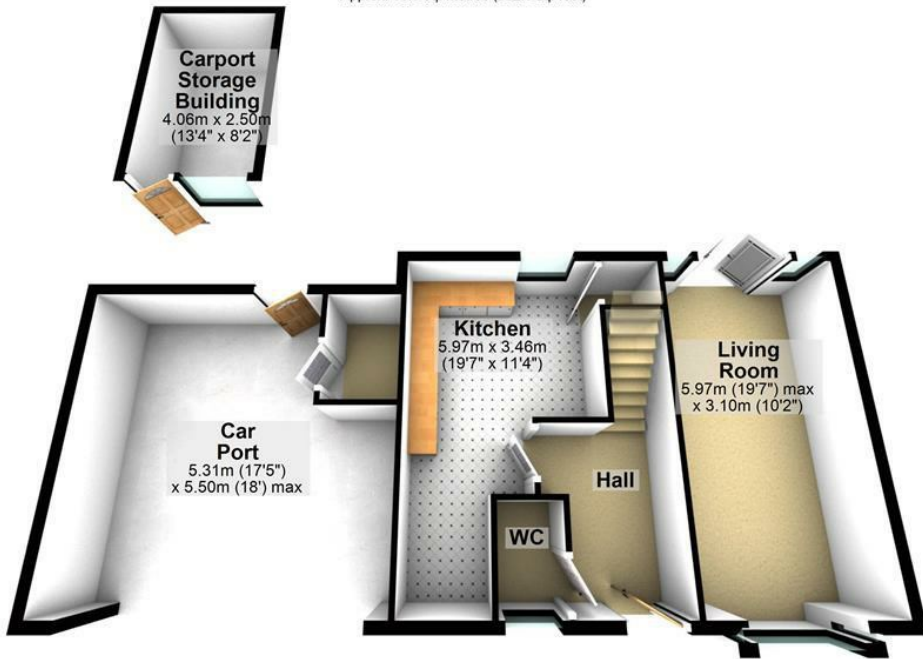
Front

Off street parking for at least 3 cars, driveway leads up to the double car port with a pitched and tiled roof, power and lighting, with a pedestrian gated access to the rear garden, currently within this space, the owners have built in wooden shed, a very useful sheet metal storage container with power and lighting and locking door.

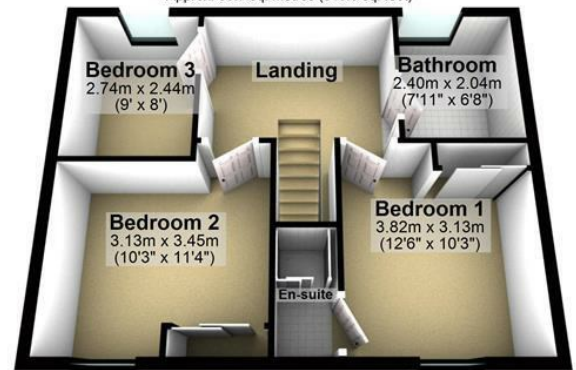
Rear

To the immediate rear of the property there is a south facing alfresco dining terrace, a lawned area and beautiful flower shrubs throughout, to the left hand side of the garden there is a timber built outbuilding with power, lighting and pitched roof, this could be used as an office/studio. The whole garden overlooks neighbouring cider apple orchard.

Ground Floor
Approx. 86.6 sq. metres (932.3 sq. feet)



First Floor
Approx. 50.7 sq. metres (545.6 sq. feet)



Total area: approx. 137.3 sq. metres (1478.0 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	