

LAUREL & WYLDE

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



6 Mendip Lea Close, Draycott, Somerset BS27 3SY Offers over £495,000

*** PLEASE CLICK ON THE VIDEO TAB TO SEE OUR AMAZING PROPERTY VIDEOS *** FABULOUS EXTENDED 5 BEDROOM FAMILY HOME *** EXCEPTIONAL VALUE *** DOUBLE GARAGE CONVERTED INTO GARAGE AND BEDROOM 5 / ADDITIONAL RECEPTION ROOM *** SPACIOUS LIVING ROOM *** WONDERFUL KITCHEN / DINING & FAMILY ROOM *** USEFUL REAR HALLWAY WITH CUPBOARDS IN *** UTILITY ROOM *** CLOAKROOM *** FOUR 1ST FLOOR BEDROOMS *** MASTER EN-SUITE SHOWER ROOM *** FAMILY SHOWER ROOM *** DRIVEWAY PARKING FOR AT LEAST TWO CARS *** SIDE ENCLOSURE IDEAL FOR CARAVAN OR BOAT STORAGE ETC *** LOW MAINTENANCE FRONT GARDEN WHICH COULD BE MADE INTO 4 MORE PARKING SPACES *** BEAUTIFUL REAR GARDEN WITH BBQ / PIZZA TERRACE / ALFRESCO DINING AREA *** NO ONWARD CHAIN ***

ENTRANCE HALL

Accessed through a uPVC double glazed, decorative, leaded, stained glass door, with an obscure uPVC double glazed panel to the side, stairs to the first floor landing, coved ceiling, two ceiling lights, radiator, laminate wooden flooring, doors to the living room and bedroom 5 / reception room.



RECEPTION ROOM / BEDROOM FIVE

16'6 x 8'4 (5.03m x 2.54m)

A front aspect room with a uPVC double glazed window, door to the garage, ceiling spotlights, radiator, laminate wooden flooring.



LIVING ROOM

16'5 x 13'1 (5.00m x 3.99m)

A spacious, light and airy front aspect room with a uPVC double glazed window, coved ceiling, ceiling light, two radiators, doors to the under stairs storage cupboard and to the kitchen / dining & family room, feature marble fireplace with an inset living flame gas fire.



KITCHEN / DINING & FAMILY ROOM

20'2 x 20'2 (6.15m x 6.15m)

An absolutely spectacular room, and arguably the main selling point of the property, with three side aspect uPVC double glazed windows, rear aspect double glazed French Doors, further door to the inner hallway and two large wooden double glazed Velux roof-lights. Ceiling spotlights, two radiators, tiled flooring, ample space for a range dining & living furniture. The kitchen has been fitted with a range of base and eye level units, with granite work-surfaces incorporating a breakfast bar with seating space for at least 3 people, 1 & 1/2 bowl sink and drainer unit with a mixer tap over, tiled splash-backs to water sensitive areas, space and gas point for a large range cooker with a glass and stainless steel extractor hood over, integrated dishwasher and fridge / freezer.





REAR HALLWAY

A most useful room giving access to the utility room, cloakroom, garage and the side pathway through an obscure uPVC double glazed door, there is a ceiling light feature with three rotating spotlights, tile effect vinyl flooring. The hallway has been fitted with kitchen units, a worktop and with tiled splash-backs.



CLOAKROOM

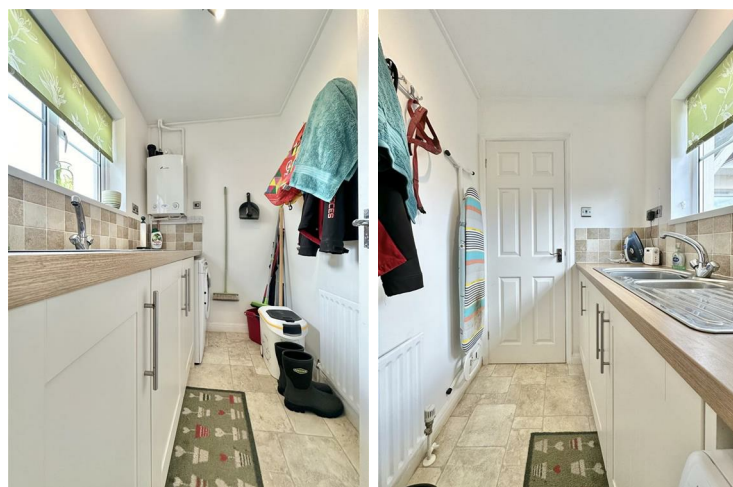
7'10 x 3'2 (2.39m x 0.97m)

A rear aspect room with an obscure uPVC double glazed window, ceiling light, chrome heated towel rail, low level WC with a hidden cistern and a vanity unit incorporating wash hand basin with a mixer tap and tiled splash-back, tile effect vinyl flooring.

UTILITY ROOM

7'10 x 5 (2.39m x 1.52m)

A side aspect room with a uPVC double glazed window, ceiling light feature with 3 rotating spotlights, tiled effect vinyl flooring, radiator. Fitted with base level units with wooden square edge worktop, one and a half bowl sink with an adjacent drainer and mixer tap, tiled splash-backs, space and plumbing for a washing machine, recently installed 'Worcester' gas fired boiler system with the remainder of the 10 year guarantee.



FIRST FLOOR LANDING

Coved ceiling, ceiling light, loft hatch giving access to the roof space, doors to bedrooms 1, 2, 3, 4, the family shower room and the airing cupboard.



MASTER BEDROOM

13'5 x 13'5 (4.09m x 4.09m)

A good size master bedroom with a rear aspect uPVC double glazed window, ceiling light, radiator, built in triple wardrobes, door to the en-suite shower room.



EN-SUITE SHOWER ROOM

A rear aspect room with an obscure uPVC double glazed window, ceiling light feature with 3 rotating spotlights, vinyl flooring, chrome heated towel rail, suite comprising corner glazed and tiled shower cubicle with a wall mounted, overhead and hand held mains shower system. low level WC with a hidden cistern, built in bathroom cabinets with an inset wash hand basin and chrome mixer tap over, tiled splash-backs and a sparkle quartz effect vanity shelf.



BEDROOM TWO

13'10 x 8'9 (4.22m x 2.67m)

A front aspect room with a uPVC double glazed window, ceiling light, radiator, built in triple wardrobes with cupboards to one end, further, original built in wardrobe.

VIEW FROM MASTER BEDROOM



BEDROOM THREE

12'4 x 10'6 (3.76m x 3.20m)

A front aspect room with a uPVC double glazed window, ceiling light, radiator, built in triple wardrobes.



BEDROOM FOUR / OFFICE

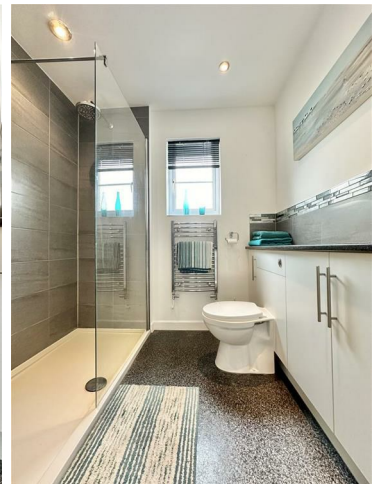
8'5 x 7'5 (2.57m x 2.26m)

A front aspect room with a uPVC double glazed window, ceiling light, radiator,



FAMILY SHOWER ROOM

A side aspect room with an obscure uPVC double glazed window, ceiling spotlights, extractor fan, vinyl flooring, chrome heated towel rail, vanity units incorporating low level WC with a hidden cistern, wash hand basin with a mixer tap and a large, walk in, wet room style shower enclosure with an over-head mains shower system.



OUTSIDE

Outside to the front of the property there is a driveway with off street parking space for at least 2 cars, there is pedestrian gated access to the left, leading to the rear garden. There is a low maintenance front garden area which could be made into a further parking area for 4 cars. There is a fence here with the left part a secret gate, and the centre part that can be removed easily leading to an enclosed area on the side of the house, ideal for builders storage / trailers etc. Or, you could easily remove the whole fence and store a caravan / motorhome or a boat along the side of the house.

The rear garden is of a good size and certainly compliments the internal family living space, with a patio / paved terrace all along the back of the house and to each side, there is a fabulous pizza / BBQ and outdoor dining terrace with ample space for a large

table and chairs etc, there is a lawned area with a range of flower, shrub and slate chipping beds / borders throughout, along with two decent sheds / outbuildings, ideal for storage etc.



GARAGE

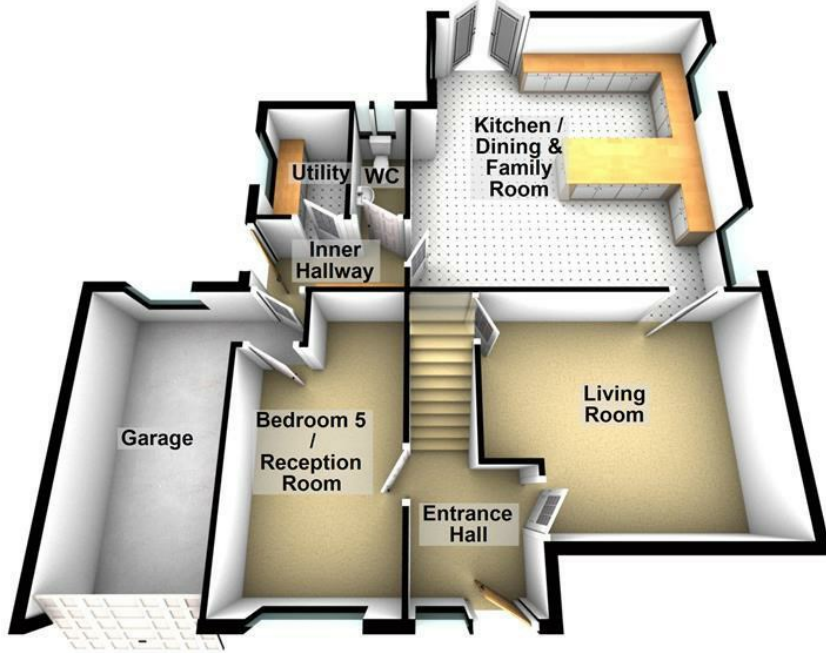


PLOT AND LOCATION

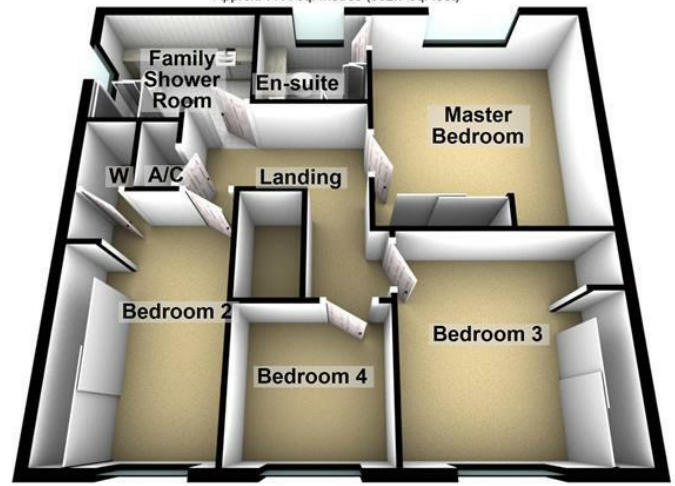




Ground Floor
Approx. 105.6 sq. metres (1136.7 sq. feet)



First Floor
Approx. 77.4 sq. metres (832.7 sq. feet)



Total area: approx. 183.0 sq. metres (1969.4 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 | |