

# LAUREL & WYLDE

E S T A T E   A G E N T S



## Notleys Upper New Road, Cheddar, Somerset BS27 3DL £350,000

\*\*\* EXTENDED FAMILY HOME \*\*\* BEAUTIFULLY PRESENTED THROUGHOUT \*\*\* THREE BEDROOMS \*\*\*  
LIVING ROOM WITH LOG BURNING STOVE \*\*\* TRIPLE GLAZING THROUGHOUT \*\*\* FAMILY ROOM WITH  
CAST IRON STOVE OPENING TO THE KITCHEN/DINING ROOM \*\*\* CLOAKROOM \*\*\* GOOD SIZE REAR  
GARDEN \*\*\* DETACHED TIMBER OUTBUILDING SUITABLE FOR HOME GYM/OFFICE \*\*\* OFF STREET  
PARKING FOR THREE VEHICLES \*\*\* EPC \*\*\* COUNCIL TAX BAND C \*\*\*



### Entrance Hall

Accessed through an obscure uPVC double glazed door, with a ceiling light, radiator, stairs to the first floor landing with a door to the cloakroom, storage cupboard, further doors to the first reception room and living room.



### Cloakroom

A side aspect room with an obscure uPVC double glazed window, ceiling light, radiator, vinyl flooring, low level WC, wash hand basin.



### Living Room

17'2 (max) x 13 (max) (5.23m (max) x 3.96m (max) )

A side aspect room with a uPVC triple glazed window, two ceiling lights, radiator, feature stone fireplace housing a multi fuel wood burning stove sat on a stone hearth, two wall lights, large opening to the kitchen plus a further door to the kitchen.



### First Reception Room

13 x 10'10 (max) (3.96m x 3.30m (max))

A front aspect room with a UPVC triple glazed bay-fronted window with integrated blinds, laminate flooring, ceiling light, television point, radiator, feature fireplace sat on a tiled hearth, two wall light points.





### Kitchen / Breakfast Room 16'6 x 10'5 (5.03m x 3.18m )

A rear and side aspect room with uPVC triple glazed windows and uPVC triple glazed patio door with a large picture window beside, two sets of ceiling spotlights with four rotating spotlights, tiled flooring.

The kitchen has been fitted with a range of base and eye level units, granite square-edge work surfaces over, one and a half bowl sink with an adjacent drainer and mixer tap, space and gas point for a large range cooker, extractor hood above, integrated dishwasher, integrated fridge and freezer, door to the utility cupboard where you will find space and plumbing for a washing machine, and the Vaillant gas fired combination boiler system, also shelving.



### First Floor Landing

On approach to top of the landing is a side aspect uPVC triple glazed window, ceiling light, doors to the bedrooms and family bathroom.





### Main Bedroom

13 x 9'7 (max) (3.96m x 2.92m (max) )

A rear aspect room with a uPVC triple glazed window, ceiling light, radiator.



### Bedroom Three

7'4 x 7'3 (2.24m x 2.21m )

A front aspect room with a uPVC triple glazed window again with built in blinds, ceiling light.



### Bedroom Two

12'11 x 9'5 (3.94m x 2.87m )

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



### Family Bathroom

9'1 x 7'2 (2.77m x 2.18m )

A fully tiled rear aspect room with an obscure uPVC double glazed window, ceiling light, radiator. Suite comprising low level WC, pedestal wash hand basin, panel enclosed bath and a glazed and tiled, walk in shower cubicle with a mains shower system, loft hatch giving access to roof space.

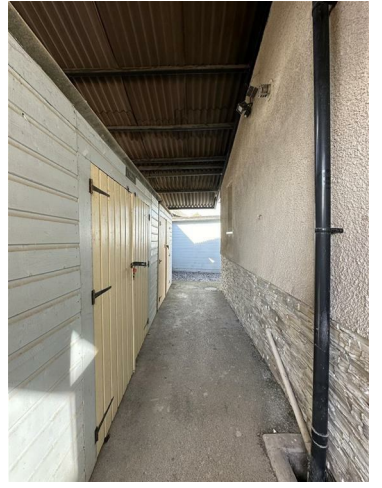


### Outside

Outside to the front there is a driveway and car port with off street parking for three cars. To the rear of the property there is a patio area and enclosed garden by wooden panels. There is also a timber built log cabin style outbuilding, fully insulated with double glazed French Doors and windows with wooden flooring, power and lighting. Would be ideal for outside gym/office.

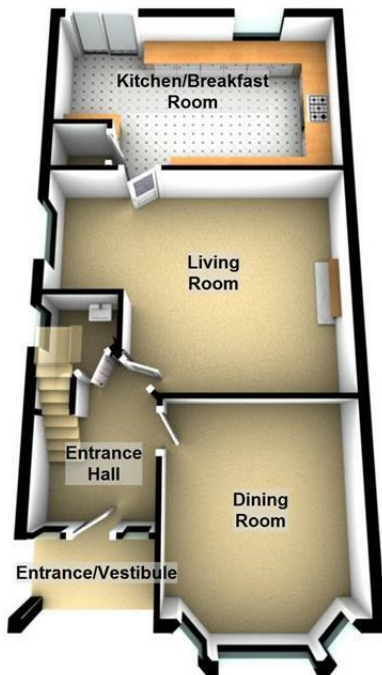
To the side there are two large storage sheds and a wooden gate giving access to front driveway.





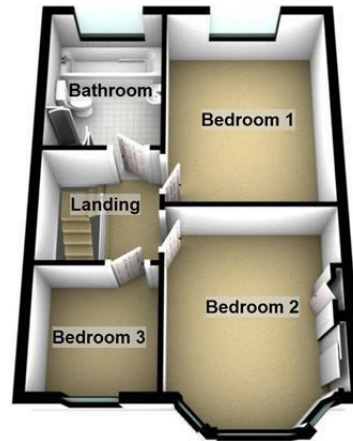
### Ground Floor

Approx. 636.9 sq. feet



### First Floor

Approx. 443.7 sq. feet



Total area: approx. 1080.6 sq. feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		