

LAUREL & WYLDE

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



Clementine Station Road, Cheddar, Somerset BS27 3AH £520,000

*** PLEASE CLICK ON THE VIDEO TAB TO SEE OUR AMAZING PROPERTY VIDEOS *** FABULOUS OPPORTUNITY TO ACQUIRE THIS COMPLETELY RENOVATED DETACHED PROPERTY IN A CENTRAL LOCATION *** BEAUTIFULLY PRESENTED THROUGHOUT *** FOUR DOUBLE BEDROOMS WITH AN EN SUITE AND BALCONY TO THE MAIN *** KITCHEN/FAMILY/DINING ROOM *** STUDY *** LIVING ROOM *** UTILITY *** DOWNSTAIRS SHOWER ROOM *** UPSTAIRS FAMILY BATHROOM *** UNDERFLOOR HEATING THROUGHOUT *** GARDENS TO THE FRONT AND REAR *** PARKING FOR THREE CARS *** GARAGE/OUTDOOR STORAGE *** EPC D *** COUNCIL TAX BAND D *** FREEHOLD ***

Entrance Hallway

Access to the property is via a composite door with inset glazed panel straight into the hallway. The hallway has a ceiling light and spotlights, solid wood flooring, underfloor heating, doors to a cloaks cupboard, study, living room, utility, downstairs shower room and opening to the kitchen/family/dining room.



Office

11'8 x 11'8 (3.56m x 3.56m)

A rear aspect room with a UPVC double glazed window, ceiling light, underfloor heating.



Living Room

14'2 x 13'10 (4.32m x 4.22m)

A front aspect room with a UPVC double glazed window, ceiling light and spotlights and two wall lights, wood flooring, a feature freestanding cast iron wood burning stove sat on a slate hearth.



Downstairs Shower Room

6'5 x 6'0 (1.96m x 1.83m)

A side aspect room with an obscure UPVC double glazed window, ceiling spotlights, tiled flooring, low level WC with a hidden cistern, wash hand basin with a vanity cupboard underneath, a step in double shower cubicle housing a mains shower system and extractor fan.



Utility
6'2 x 4'11 (1.88m x 1.50m)

A side aspect room with an obscure UPVC double glazed window, ceiling spotlights, a tall cupboard and wall cupboards, a square edge work surface with space underneath for a washing machine and a tumble dryer.



Kitchen/Family/Dining
24'5 x 14'8 (7.44m x 4.47m)

A rear aspect room with an obscure UPVC double glazed window overlooking the garden, triple bi-fold doors to the garden, tiled flooring, ceiling light, feature hanging light over the breakfast bar area. The kitchen has been fitted with a range of base and eye level units with a square edge quartz work top over, one and a half bowl inset sink with a mixer tap, integrated dishwasher, eye level double oven and microwave oven above, an electric four ring hob with extractor hood over, integrated fridge and freezer, breakfast bar seating for three people. The dining end has plenty of space for furniture and dining table and chairs.

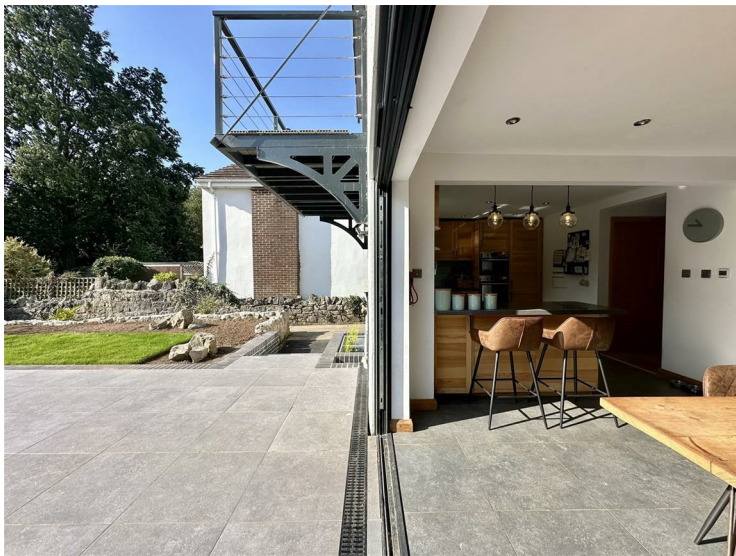




Main Bedroom

13'7 x 11'1 (4.14m x 3.38m)

Is a rear aspect room with a UPVC double glazed window and door to the balcony, ceiling light, door to the en suite.



Landing

At the top of the landing there is a UPVC double glazed Velux window, ceiling spotlights, wood flooring, doors to all bedrooms and the family bathroom.





Balcony

11'6 x 5'0 (3.51m x 1.52m)

Is of a powder coated steel construction with non slip deck effect flooring offering views over the garden, The Mendip Hills and Glastonbury Tor.



En Suite

8'1 x 3'6 (2.46m x 1.07m)

A side aspect room with an obscure UPVC double glazed window, tiled flooring, ceiling spotlights, low level WC with hidden cistern, wash hand basin with vanity cupboards underneath, extractor fan, walk in double shower cubicle housing a mains shower system.



Bedroom Two

11'11 x 10'6 (3.63m x 3.20m)

A front aspect room with a UPVC double glazed window, ceiling spotlights, wood flooring.



Bedroom Three

22'1 x 10'5 (6.73m x 3.18m)

A rear aspect room with a UPVC double glazed window, ceiling spotlights and wood flooring.



Bedroom Four

12'4 x 7'6 (3.76m x 2.29m)

A front aspect room with a UPVC double glazed window, ceiling spotlights, wood flooring.



Family Bathroom

8'1 x 5'6 (2.46m x 1.68m)

A side aspect room with an obscure UPVC double glazed window, ceiling spotlights, tiled flooring, low level WC with hidden cistern, wash hand basin with a range of vanity cupboards underneath, a panel enclosed bath housing a mains shower to one end and a glass shower screen.



Garden

The beautiful rear garden has a large patio/terrace, a lawn with ready to plant borders, a path which in turn takes you to the large garage/shed which has both power and lighting, double doors and a side entry door and window, two outdoor taps, space for recycling, a side pedestrian gate to the front of the property.

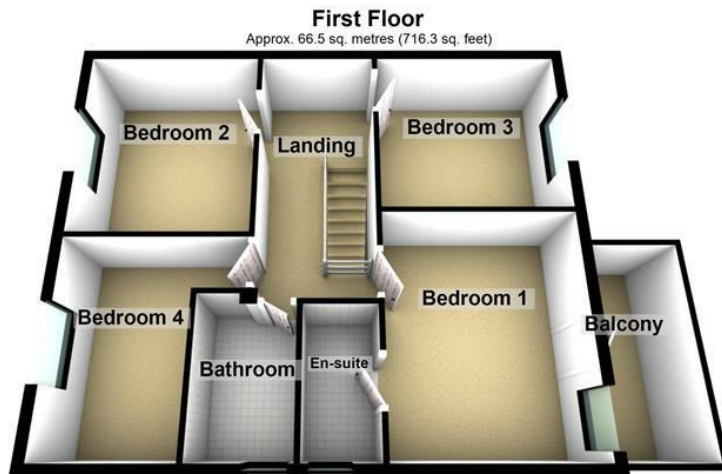
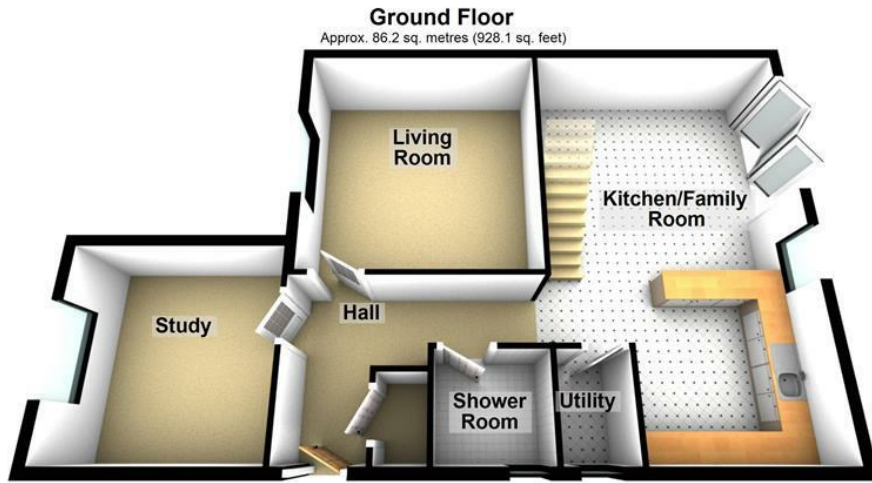


Front Garden



Plot





Total area: approx. 152.8 sq. metres (1644.4 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		72	82
	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		72	83
	EU Directive 2002/91/EC		