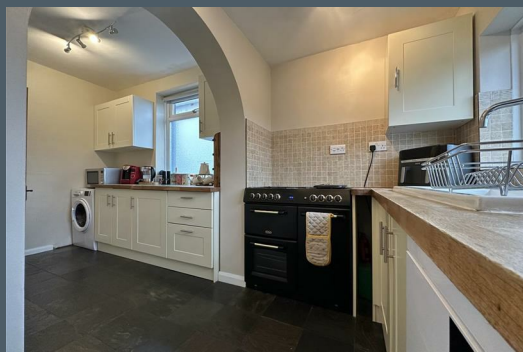


LAUREL & WYLDE

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



Lilymont Upper New Road, Cheddar, BS27 3DL Offers over £308,000

*** EXTENDED SEMI-DETACHED FAMILY HOME *** LIVING ROOM WITH FIREPLACE *** SPACIOUS DINING ROOM *** KITCHEN *** CLOAKROOM *** THREE BEDROOMS *** FAMILY BATHROOM *** DRIVEWAY PARKING FOR AT LEAST 5-6 CARS *** GARAGE WITH UP AND OVER DOOR *** SIZEABLE REAR GARDEN *** EPC D *** COUNCIL TAX BAND C *** NO ONWARD CHAIN ***

Entrance Porch

An open fronted porch with tiled flooring and a uPVC double glazed door leading to the main entrance hall.

Entrance Hall

With textured ceiling, ceiling light, laminate wooden flooring, stairs leading to the first floor landing with a cloakroom and cupboard underneath.

Doors to the dining room, living room and the kitchen.



Cloakroom

A side aspect room with a uPVC double glazed window, low level WC, pedestal wash hand basin, laminate wooden flooring.



Dining Room

A front aspect room with a uPVC double glazed Bay window, ceiling light, picture rails, radiator, laminate wooden flooring, feature stone built open fireplace.



Living Room

A rear aspect room with a wooden glazed door and matching side panels, textured ceiling, ceiling light, picture rails, radiator, original wooden flooring. Feature brick built fireplace with a cast iron log burner on a paved hearth.





Utility Room

A rear aspect room with a uPVC double glazed window and door leading out to the rear garden, vaulted ceiling, ceiling light, uPVC double glazed Velux rooflight, ceiling spotlights, tile effect vinyl flooring, base and eye level units with a wooden rolled edge worktop, space and plumbing for a washing machine, space for a tall fridge/freezer, door and matching side panels leading back into the living room.

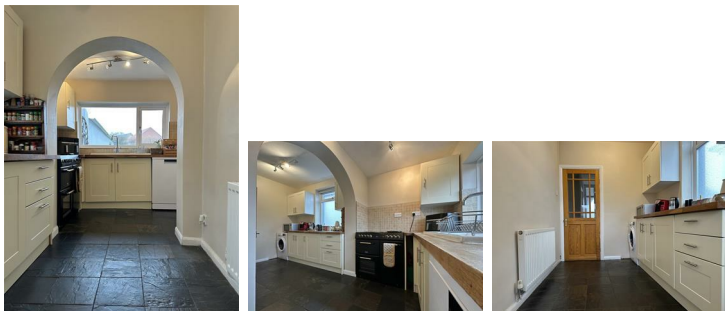
Kitchen

Split into two areas with side and rear aspect uPVC double glazed windows, two ceiling light features each with four rotating spotlights, slate tiled flooring, radiator, door to the utility room. The kitchen has been fitted with a range of base and eye level units with wooden square edge work-surfaces, inset 1 & 1/2 bowl ceramic sink with an adjacent drainer and mixer tap. Space and gas point for a Range cooker, space and plumbing for a washing machine and dishwasher, integrated fridge.



First Floor Landing

With a ceiling light, loft hatch giving access to the roof space which has Velux window and lighting, fully boarded, side aspect, feature, diamond shaped uPVC double glazed window, doors to bedrooms 1, 2, 3, and the family bathroom.



Master Bedroom

A rear aspect room with a uPVC double glazed window, ceiling light, picture rails and radiator.



Bedroom Three

A front aspect room with a uPVC double glazed window looking across to The Mendips & Cheddar Gorge, ceiling light, picture rails and radiator.



Bedroom Two

A front aspect room with a uPVC double glazed bay window looking across to The Mendips & Cheddar Gorge, ceiling light, picture rails and radiator.



Family Bathroom

A fully tiled rear aspect room with an obscure uPVC double glazed window, laminate wooden flooring, chrome heated towel rail, ceiling light, low level WC, pedestal wash hand basin with twin taps, panel enclosed bath with a glazed concertina shower screen, twin taps, wall mounted mains shower system over, corner cupboard housing the gas fired boiler system.



Outside

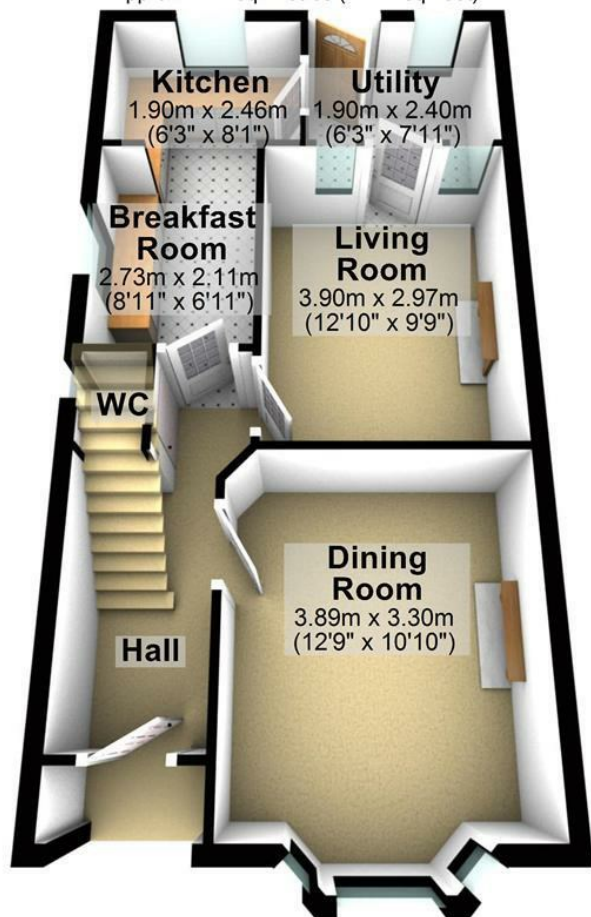
To the front of the property there is a large driveway with off street parking for at least 6 cars, the driveway leads up to the garage which has an up and over door, power, lighting and an access to the rear garden.

To the immediate rear there is a lovely alfresco dining terrace / patio, there is a walkway to the pedestrian garage door, with the rest of the garden having been mostly laid to lawn with trellis fencing at the end.



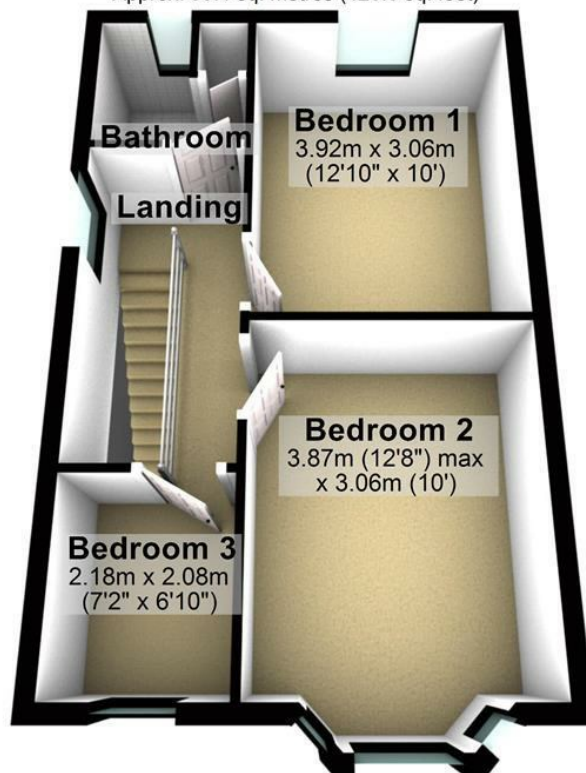
Ground Floor

Approx. 49.3 sq. metres (530.7 sq. feet)



First Floor

Approx. 39.4 sq. metres (423.8 sq. feet)



Total area: approx. 88.7 sq. metres (954.5 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	