

# LAUREL & WYLDE

E S T A T E   A G E N T S



## 5 Barnabas Close, Axbridge, Somerset BS26 2HG Offers over £500,000

\*\*\* NO ONWARD CHAIN \*\*\* BEAUTIFULLY PRESENTED, EXTENDED FOUR-BEDROOM DETACHED PROPERTY \*\*\*  
DESIGNED WITH BOTH STYLE AND FUNCTIONALITY IN MIND \*\*\* IT OFFERS A SPACIOUS OPEN PLAN  
KITCHEN/LIVING/DINING ROOM OPENING OUT TO THE GARDEN - A PERFECT FAMILY/ENTERTAINING SPACE \*\*\*  
SEPARATE LIVING ROOM \*\*\* QUIRKY DOWNSTAIRS CLOAKROOM \*\*\* EN SUITE TO THE MAIN BEDROOM \*\*\* FAMILY  
BATHROOM \*\*\* BUILT IN WARDROBES IN THREE OF THE BEDROOMS \*\*\* GARAGE \*\*\* OFF STREET PARKING \*\*\* SET IN A  
HIGHLY DESIRABLE CLOSE WHERE IT IS ONLY ONE OF EIGHT DETACHED PROPERTIES BUILT TO A HIGH STANDARD \*\*\*  
WALKING DISTANCE TO THE CENTRE OF THE HISTORIC, MEDIEVAL AXBRIDGE WHERE YOU WILL SEE CAFES, PUBS, CO  
OP, CHEMIST AND POST OFFICE \*\*\* EPC TO BE CONFIRMED \*\*\* COUNCIL TAX BAND E \*\*\*



## Hall

Access to the property is via a composite door leading straight into the hallway. Has wood effect laminate flooring, ceiling spotlights, radiator, doors to the living room, kitchen/diner/family room, downstairs cloakroom and stairs to the first floor landing.



## Cloakroom

Is a side aspect room with a UPVC double glazed window, ceiling light, radiator, a really funky original floor which has 1p coins encased with a sealant over, low level wc, wash hand basin.



## Lounge

16' x 12' (4.88m x 3.66m)

Is a front aspect room with a bay fronted UPVC double glazed window, built in bespoke shutters, ceiling light, radiator, a feature cast iron wood burning stove, sat on a slate hearth, either side of this are built in cupboards and shelving.



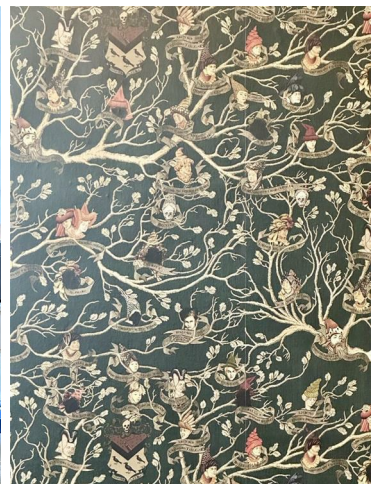
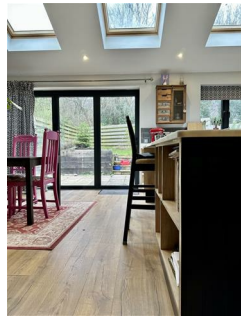
## Kitchen/Diner/Family Room

24'1" x 20'8" (7.34m x 6.30m)

This rear aspect room has been extended with bi-fold doors to the garden, a UPVC double glazed window, and three velux windows letting in huge amount of light, wood effect laminate flooring, ceiling spotlights, to the kitchen area, base cupboards and tall cupboards, marble work surface over, one and half bowl composite sink with mixer tap over, a integrated bosch microwave oven, a Range cooker with four ovens and seven gas rings over, extractor fan above, space for a large American style fridge freezer. One of the cupboards houses the Valiant boiler. Breakfast bar seating for up to three people, also built in bookshelves on the breakfast bar side, large radiator, the dining area has plenty of space for dining table and chairs. The living area has plenty of space for comfy sofas. Door to the garage.







### Landing

On approach there is a UPVC double glazed window, ceiling light, loft hatch giving access to roof space, radiator, doors to bedrooms, family bathroom, and a large storage/airing cupboard.



### Master Bedroom

12' x 8'9" (3.66m x 2.67m)

A front aspect room with a UPVC double glazed window, ceiling light, radiator, built in double wardrobe, door to the en-suite shower room.



### Bedroom Three

8'5" x 1'11" (2.57m x 0.58m)

A rear aspect room with a UPVC double glazed window, ceiling light, radiator, built in double wardrobe.

### En-Suite

Has a side aspect obscure UPVC double glazed window, tiled flooring, ceiling light, radiator, low level wc, wash hand basin, step in shower enclosure housing mains shower system, extractor fan.



### Bedroom Four

8'6" x 6'9" (2.59m x 2.06m)

Is a front aspect room with a UPVC double glazed window, ceiling light, radiator built in double wardrobe.

### Bedroom Two

11'2" x 10'9" (3.40m x 3.28m)

A rear aspect room with a UPVC double glazed window, ceiling light, radiator, built in double wardrobe.



### Family Bathroom

6'10" x 5'4" (2.08m x 1.63m)

Is a side aspect room with an obscure UPVC double glazed window, ceiling light, radiator, wood effect vinyl flooring, low level wc, wash hand basin, panel enclosed bath housing mains shower system to one end.



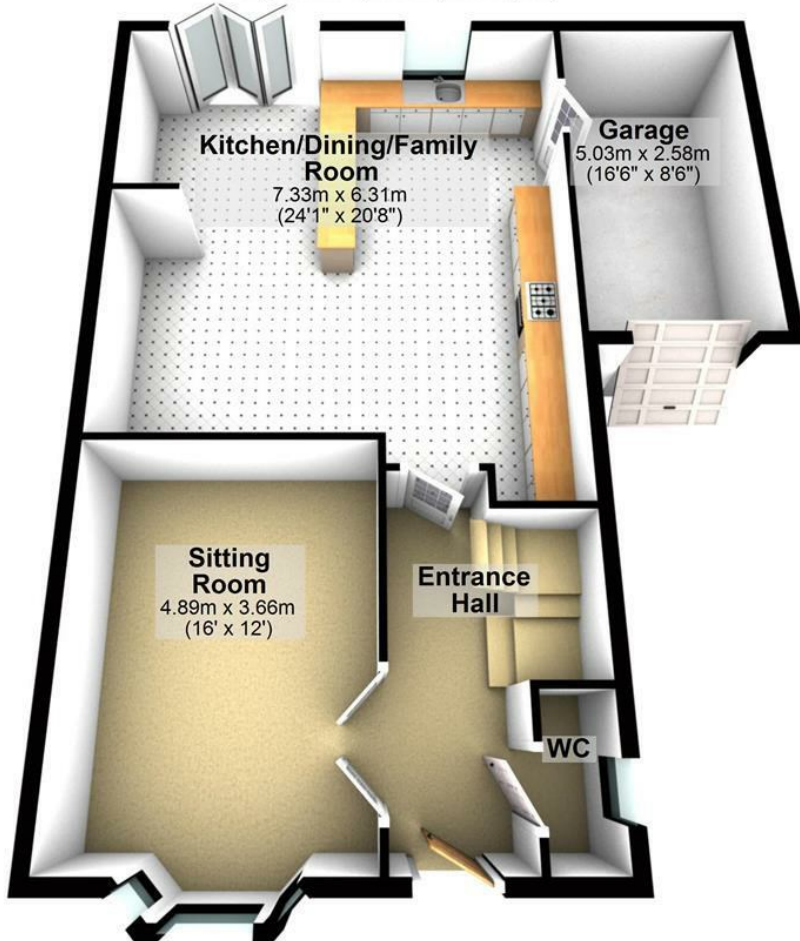
### Rear Garden

Enclosed to all sides by fence panels, with a gate giving access to behind, large patio area and steps leading to a lawn area with flower tree borders, shed to one corner for storage.



## Ground Floor

Approx. 85.9 sq. metres (924.4 sq. feet)



## First Floor

Approx. 52.2 sq. metres (562.1 sq. feet)



Total area: approx. 138.1 sq. metres (1486.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>68</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		
England & Wales		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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC