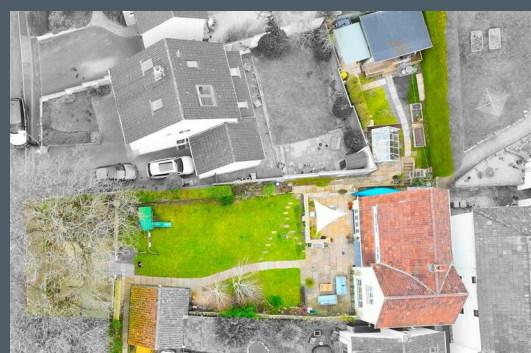


LAUREL & WYLDE

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



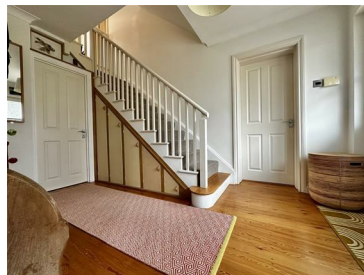
Enodoc House Chestnut Avenue, Axbridge, BS26 2BS £500,000

*** BEAUTIFUL DETACHED PERIOD PROPERTY *** RENOVATED AND IMMACULATE THROUGHOUT *** KITCHEN/BREAKFAST ROOM *** LARGE LIVING ROOM *** UTILITY AREA *** WALK IN PANTRY *** DOWNSTAIRS CLOAKROOM *** EN SUITE TO THE MAIN BEDROOM *** SOUTH FACING GARDEN AND A 'HIDDEN' SIDE GARDEN WITH A SUN ROOM, STORAGE AND RAISED VEGETABLE PATCHES *** WALKING DISTANCE TO THE VERY HEART OF HISTORIC AXBRIDGE WITH ALL ITS AMENITIES AND THE LOCAL PRIMARY SCHOOL *** EPC *** COUNCIL TAX BAND E *** FREEHOLD ***

This stunning four-bedroom detached period property exudes charm and character, making it an ideal family home. As you approach, you're greeted by the lovely south facing garden that sets the tone for the light and airy interior of the property. As you walk to the Medieval Town Centre of Axbridge you'll find a selection of local shops, quaint cafes, and traditional pubs, all contributing to the community atmosphere. It is also walking distance to the Primary School.

Entrance Hall

Accessed through a large wooden double glazed door with matching panels either side, ceiling light, pine wooden flooring, stairs leading to first floor landing with very useful built in bespoke understairs cupboards, doors to the living room, kitchen/family room, utility hall.



Kitchen/Diner/Family Room

A triple aspect room with wooden double glazed windows to the rear, a wooden double glazed door to the side and UPVC double glazed French doors and windows to the front, ceiling spotlights and a ceiling hanging light, pine wooden flooring. The kitchen area has tiled flooring, two radiators, an archway leading into the secondary kitchen area.



The dining/family end has ample space for a range of living and dining furniture. kitchen has been fitted with a range of base and eye level units with marble rolled edge work surfaces, one and a half bowl sink, integrated dishwasher, Neff oven and microwave oven.

The Secondary Kitchen/pantry area has a rear aspect double glazed window, ceiling spotlights, tiled flooring, fitted with a range of base and eye level units with marble work surface, built in freezer.





Cloakroom/Utility

Ceiling light, pine wooden flooring, useful built in units with space and plumbing for washing machine and tumble dryer over. Opening through to the Cloakroom.

The Cloakroom is a rear aspect room with a decorative double glazed window, ceiling light, extractor fan, pine wooden flooring, chrome heated towel rail, wash hand basin with a feature mixer tap over, low level WC, tiled splashbacks.



Sitting Room

A lovely size front aspect room with a large UPVC double glazed window, two ceiling light features, two vertical radiators, feature open fireplace with a slate hearth and a cast iron floor log burner.



Landing

A gallery landing area with loft hatch giving access to roof space, rear aspect double glazed window, radiator, ceiling light, doors to bedroom two, four, the family bathroom and the inner landing area which in turn gives access to the cloaks cupboards, main bedroom and bedroom three.



Master Bedroom

A front aspect room with a large wooden double glazed window, ceiling light, built in wardrobes, radiator, door to en-suite shower room.



Bedroom Three

A side aspect room with UPVC double glazed window, ceiling light, radiator.



Bedroom Two

A front aspect room with wooden double glazed window, ceiling light, radiator, two sets of built in full height double wardrobes.



En-Suite

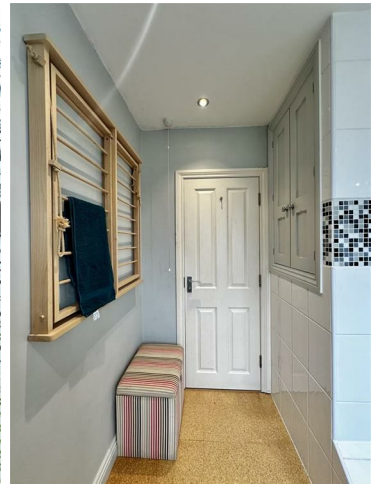
Ceiling spotlights, tiled flooring, tiled walls, heated towel rail, low level wc, pedestal wash hand basin with twin taps, glazed and tiled shower enclosure with wall mounted mains shower system.





Bedroom Four

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



Summer House

Has two rooms, separated with a lockable glazed door, power, lighting, wooden double glazed windows, wooden double glazed french doors for access.



Family Bathroom

A front aspect room with a decorative wooden double glazed window, part tiled walls, laminate wooden flooring, heated towel rail, low level WC, wash hand basin, panel enclosed bath with glazed shower screen and mains shower system over.



Gardens

Main garden is predominantly laid to lawn with a range of flower and shrub borders throughout, patio/ paved walkway to the front of the property via pedestrian gated access. Beyond this access is another beautiful garden area predominantly laid to shingle stone, with a range of railway sleepers built and enclosed flower shrub borders, further space for outside dining space, useful timber built storage shed.

There is a side garden, another fabulous garden space with patio/paved walkways, large greenhouse, range of flower and shrub borders, a useful timber built storage shed with a shelter at the front, steps up to a lovely timber built log cabin.



Front

A fabulous sized front garden, large patio terrace area with a wall enclosed alfresco space to one side, and space to the other side for living furniture.

Car Port

Car port can be accessed from either the pedestrian walkway from the main garden or vehicle access of the main road.



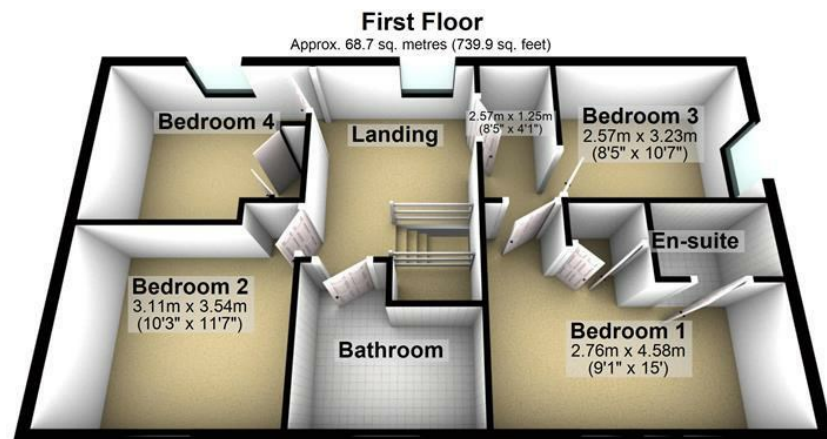
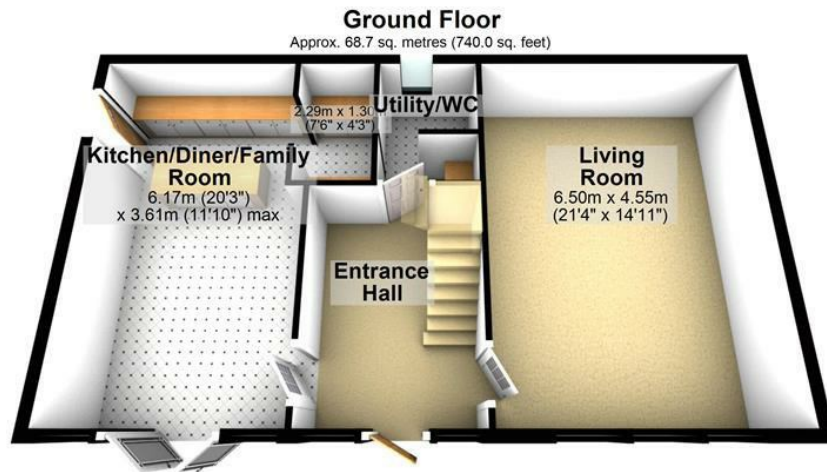
Plot and Location





Enodoc





Total area: approx. 137.5 sq. metres (1479.9 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		
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