

# LAUREL & WYLDE

E S T A T E   A G E N T S



## 9 Big Tree Close, Axbridge, BS26 2EY £485,000

\*\*\* IF BROWSING ON YOUR PHONE, PLEASE DO CLICK ON THE 'VIDEO TOUR' TAB TO SEE OUR FABULOUS VIDEO \*\*\* SPACIOUS DETACHED FAMILY HOME WITH BEAUTIFUL VIEWS ACROSS NEIGHBOURING FIELDS / FARMLAND AND TOWARDS CROOK PEAK AND THE MENDIPS \*\*\* GENEROUS FAMILY-SIZED PLOT \*\*\* GARAGE CONVERSION WITH A MUSIC STUDIO / HOME OFFICE ETC \*\*\* LARGE FRONT TO BACK KITCHEN / DINING & FAMILY ROOM \*\*\* LARGE FRONT TO BACK LIVING ROOM \*\*\* LARGE FRONT TO BACK RECEPTION ROOM / DOWNSTAIRS BEDROOM FOUR \*\*\* UTILITY ROOM \*\*\* CLOAKROOM \*\*\* THREE BEDROOMS AND FAMILY BATHROOM UPSTAIRS \*\*\* OFF STREET PARKING \*\*\*



### Inner Hallway

Via a UPVC door with glazed panels into the porch. Ceiling light, tiled flooring, door to the hallway.

Ceiling light, tiled flooring, radiator, doors to the kitchen/breakfast/family room, the main living room, downstairs cloakroom, stairs to first floor landing.



### Cloakroom

Has tiled flooring, ceiling light, ceiling fan, low level wc, wash hand basin.



### Kitchen/Diner/Family Room

Is a triple aspect room with four UPVC double glazed windows and to the front, rear and side, the front aspect window offers amazing views to Crooks peak and the Mendip Hills. To the family end is a ceiling light, radiator, cast iron log burning stove set on a stone hearth, there is a built in bench offering space for dining table and chairs and a hanging light feature. To the Kitchen end is tiled flooring, ceiling spotlight with six rotating spotlights. Kitchen is fitted with base and eye level units with a round edge work surface over, one and half bowl ceramic sink, space for a dishwasher, space for American style fridge/freezer, bespoke central island which has hand built wooden cupboards all around, a bespoke concrete worktop, built in solid wood cupboard housing the boiler, door to a Utility.







### Utility Room

Has wood effect laminate flooring, space for a washing machine and a door to the rear garden.



### Living Room

Is a dual aspect room with UPVC double glazed windows, two ceiling lights, two radiators, built in shelving, radiator, there is a bespoke (secret door) shelving which in turn leads into another reception room.







### Secret Room

A triple aspect room with UPVC double glazed windows, double glazed doors to the driveway, radiator.



orchards and Mendip Hills, ceiling light, radiator, built in cupboards.



### Bedroom Two

A dual aspect room with UPVC double glazed windows, offering the same amazing views, ceiling light, radiator, built in under eaves cupboard.

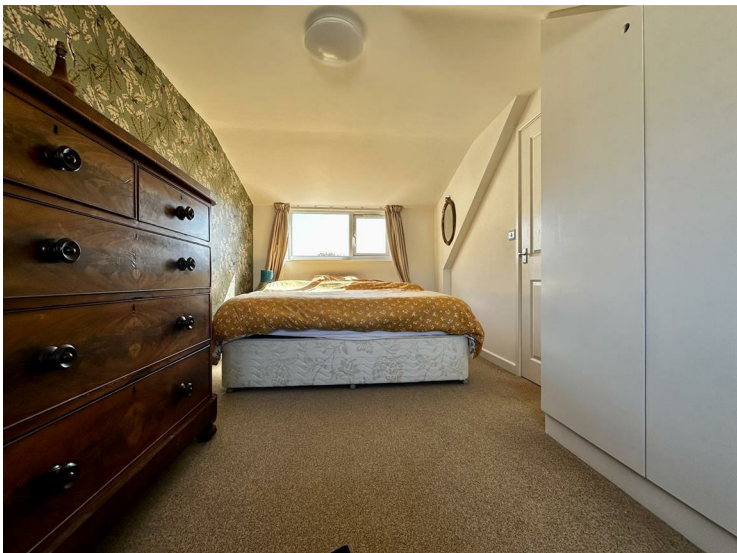


### Landing

On approach to the landing is a large picture window letting in loads of light. At the top is a Velux window, two ceiling lights, doors to the bedrooms and bathroom.

### Bedroom One

A dual aspect room with UPVC double glazed windows with the front window offering wonderful views over the







### Bedroom Three

A front aspect room with UPVC double glazed window, offering those stunning views again, ceiling light, radiator.

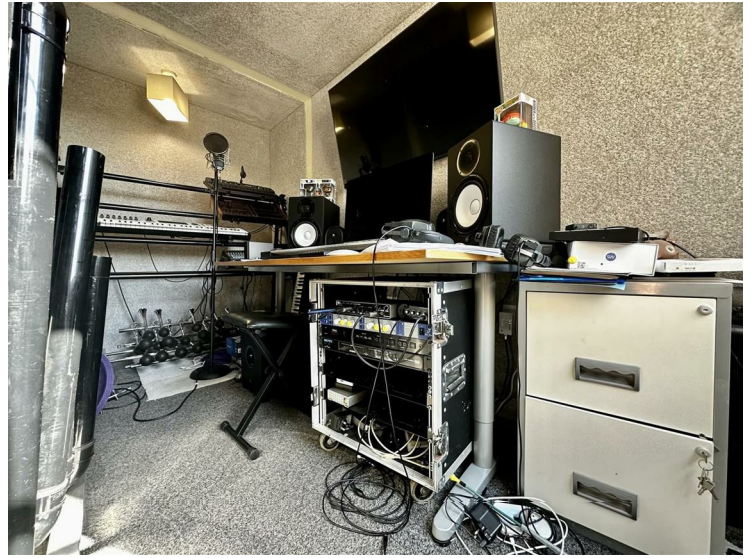


### Family Bathroom

A rear aspect room with an obscure UPVC double glazed window, ceiling light, radiator, vinyl flooring, low level WC, wash hand basin, step in double shower enclosure housing mains shower system, panel enclosed bath.



### Studio



### Rear Garden

The rear garden has a large patio area which also houses a summer house. Lawn area with flower and shrub tree borders, picket style fence with a gate taking you to the side of the property, this is where the oil tank sits. Garden is enclosed to all sides by fence panelling, outside tap. Access to a studio which is completely sound proofed, has two ceiling lights. Wooden gate giving access to the parking and the old cobblers workshop.





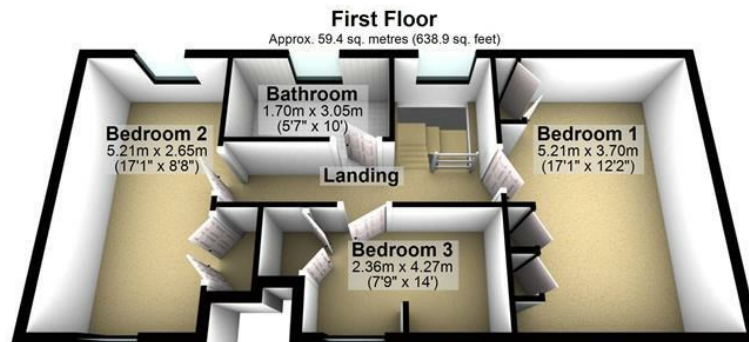
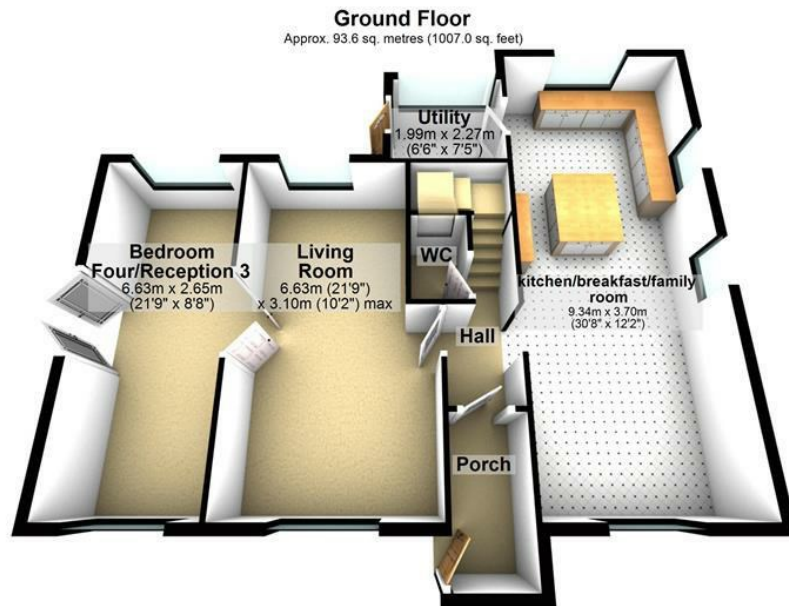


### Front

Parking for three to four vehicles. The detached storage building has a UPVC door, both lighting and electricity.

### Plot and Location





Total area: approx. 152.9 sq. metres (1645.9 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>		
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