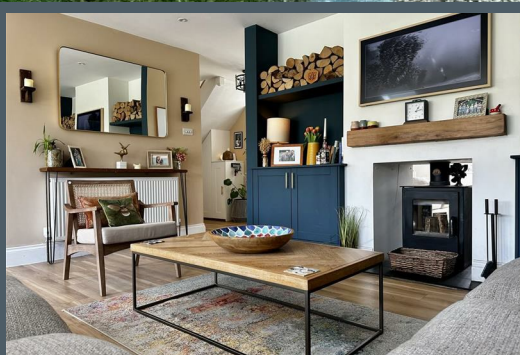


# LAUREL & WYLDE

E S T A T E   A G E N T S



## 19 Barrows Road, Cheddar, BS27 3AY £825,000

\*\*\* STUNNING FOUR/FIVE BEDROOM DETACHED 1930'S PERIOD PROPERTY IN THE HIGHLY DESIRABLE 'BARROWS ROAD' IN CHEDDAR \*\*\* EXTENDED AND COMPLETELY REVIVATED THROUGHOUT \*\*\* LIVING ROOM \*\*\* LARGE OPEN PLAN KITCHEN/FAMILY/DINING ROOM \*\*\* UTILITY \*\*\* OFFICE/GUEST BEDROOM FIVE \*\*\* DOWNSTAIRS CLOAKROOM \*\*\* EN SUITE TO THE MAIN BEDROOM \*\*\* FAMILY BATHROOM \*\*\* SECURE ELECTRIC GATES TO EXTENSIVE DRIVEWAY PARKING \*\*\* INTEGRAL GARAGE \*\*\* GOOD SIZE REAR GARDEN WITH LARGE PATIO AND SEVERAL SEATING AREAS THAT IS A PERFECT ENTERTAINING SPACE \*\*\* EPC TBC \*\*\* COUNCIL TAX BAND D \*\*\* FREEHOLD \*\*\*

Welcome to this beautifully extended and modernised property, ideally situated on a highly sought after road within walking distance to the centre of Cheddar. The heart of this lovely home features the large open plan kitchen/family/dining room which opens out to the rear garden. Having undergone extensive modernization, this home has a contemporary feel, whilst retaining some beautiful original features, creating a warm and inviting atmosphere.

### Entrance Porch

Access to the property is via a glazed UPVC door to a porch. The porch has tiled flooring, ceiling light and an original wooden door with inset obscure stained glass window leading into the hallway.



### Hallway

Has ceiling light, Amtico flooring, radiator, doors to the living room, the downstairs cloakroom, stairs to the first floor landing which has understairs storage cupboards (one of which houses the recently installed Worcester gas combination boiler), a feature wood panelled wall that continues on approach to the top of the landing, opening to the large extended kitchen/family/dining room.



### Cloakroom

Has Amtico flooring, ceiling light, WC with hidden cistern, wash hand basin with a vanity cupboard underneath



### Living Room

Is a front aspect room with a bay fronted UPVC double glazed window, ceiling light, radiator, two wall lights, original picture rail, feature freestanding cast iron log burning stove that sits on a slate hearth with wooden beam above and which also opens through to the kitchen/family/dining room



## Kitchen/Family/Dining Room

Is a rear and side aspect room with UPVC double glazed windows and bi fold doors opening to the garden. Featuring Amtico flooring throughout, three Velux windows letting in a huge amount of light, radiator. To the family/dining end are ceiling spotlights, built in cupboards and shelving either side of the cast iron log burning stove (that opens to the living room), plenty of space for furniture and dining table and chairs. The kitchen has been fitted with base and eye level units with a square edge Quartz worktop over, one and a half bowl built in resin sink with mixer tap over, integrated dishwasher, integrated bins, integrated fridge freezer, eye level double oven and grill with a built in microwave oven above, four ring induction hob, breakfast bar seating for up to four people with a feature light above, door to the utility and a door to the study/bedroom five.





### Landing

On approach to the landing is an original stained glass window and at the top of the landing is a UPVC double glazed window, ceiling spotlights, ceiling light, doors to the bedrooms, the family bathroom and the airing cupboard (fitted with shelving)



### Utility

Has Amtico flooring, ceiling spotlights and is fitted with eye level units and tall cupboards, space and plumbing for two appliances (currently the washing machine and tumble dryer), door to the integral garage.



### Main Bedroom

This lovely extended room to the property has a rear aspect UPVC double glazed window offering views of the Mendip Hills, ceiling light, two wall lights, radiator, a range of fitted wardrobes and dressing table, door to the en suite shower room.



### Garage

Featuring an electric roller door and side aspect door to the outside, there is both power and lighting.

### Office/Bedroom Five

A rear aspect room with a UPVC double glazed window, Velux window, Amtico flooring and radiator.



### Bedroom Two

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



### En Suite Shower Room

A front aspect room with an obscure UPVC double glazed window, tiled flooring,, ladder style radiator, low level WC, circular sink sat on a plinth with vanity cupboard underneath and a walk in double shower housing a mains shower system



### Bedroom Three

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



### Bedroom Four

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

### Main Bathroom

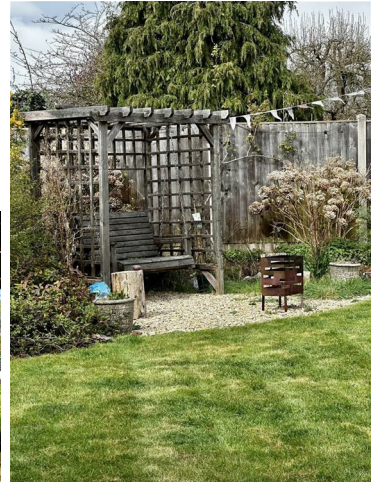
A fully tiled rear aspect room with a UPVC double glazed window, ceiling spotlights, WC with hidden cistern, wash hand basin with vanity cupboard underneath, ladder style radiator, extractor fan.





## Garden

Leading straight from the kitchen/family/dining room is a large patio area edged with wooden sleepers. There is a good size lawn with flower, shrub and tree borders, a decking area to the right hand corner and additional small tiled area which is perfect for housing a bar-b-que. To the left hand corner is a shingle stone area with a swinging seat and pergola. There are double wooden gates to one side giving access to the front and an additional wooden pedestrian gate to the other side of the property. The outside benefits from a selection of outdoor lighting options. This wonderful garden provides the perfect entertaining space, with the Mendip Hills providing the perfect backdrop.

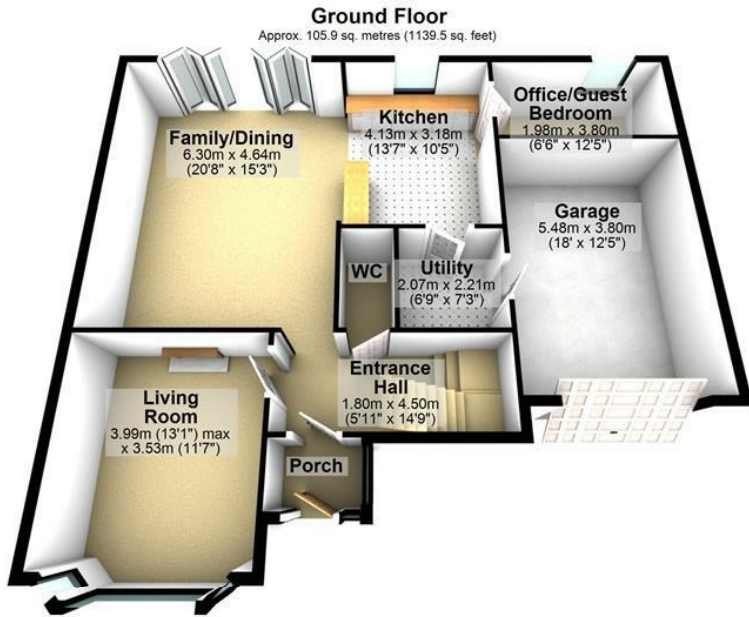


## Front of Property

The front of the property is accessed by double electric gates and a secure pedestrian gate. There is a large expanse of resin driveway with parking for multiple vehicles







Total area: approx. 183.8 sq. metres (1978.6 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	