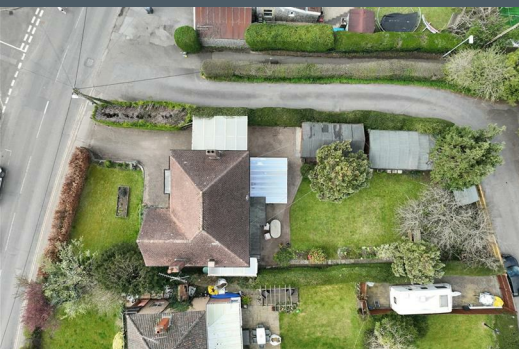


# LAUREL & WYLDE

E S T A T E   A G E N T S



## Sunny Lawn Tweentown, Cheddar, BS27 3JE £495,000

\*\*\* BEAUTIFUL PERIOD DETACHED PROPERTY \*\*\* THREE DOUBLE BEDROOMS \*\*\* SITTING ROOM \*\*\* DINING ROOM/OFFICE \*\*\* CONSERVATORY \*\*\* DOWNSTAIRS WET ROOM \*\*\* BOOT ROOM \*\*\* UPSTAIRS FAMILY BATHROOM \*\*\* GOOD SIZE GARDENS TO THE FRONT AND REAR \*\*\* HUGE AMOUNT OF STORAGE IN THE GARDEN \*\*\* OFF STREET PARKING \*\*\* EPC C \*\*\* COUNCIL TAX BAND D \*\*\*

"This lovely detached period property has retained some period features and offers a good size home perfect for a family. There are two downstairs reception rooms and a wet room making it perfect for those working from home and/or have pets. There are many glorious walks right on your doorstep, and you are only a short walk away from the many outstanding café's, pubs and restaurants"



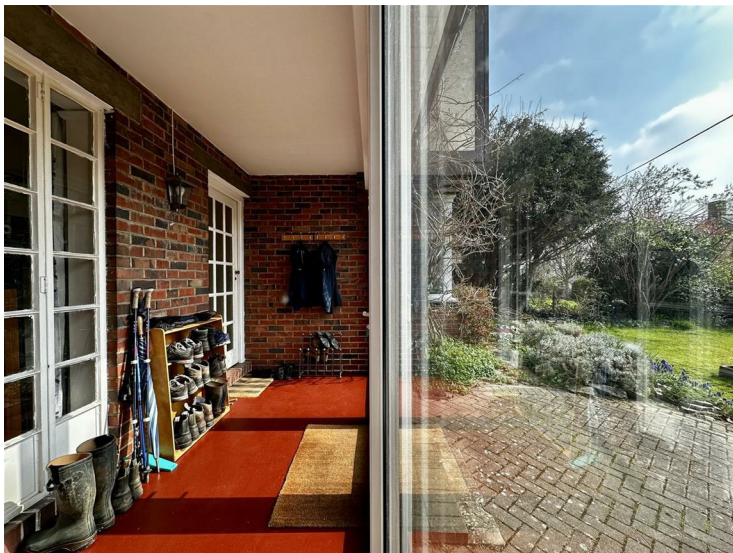
### Entrance

Access through two large UPVC double glazed French doors with two large matching side panels, side aspect UPVC window, wall light, original Steel glazed window/doors leading to the Sitting room and an obscure wooden glazed door leading through to the entrance hall.



### Sitting Room

A front and side aspect room with original glazed doors to the entrance and a side UPVC double glazed window, ceiling light, three radiators, pine wooden flooring, original tiled open fireplace and a UPVC double glazed door with matching side panels leading into the conservatory.



### Entrance Hall

Stairs leading to the first floor landing, wooden flooring, ceiling light, doors to the sitting room/office, living room, shower/wet room and the kitchen.



### Conservatory

A rear aspect room of a brick built UPVC double glazed construction with a modern pitched polycarbonate roof, wall light, laminate wooden flooring, UPVC double glazed French doors leading out to the rear garden.





### Dining Room/Office

A front aspect room with UPVC double glazed bay fronted windows, ceiling light, two radiators, picture rails, pine wooden flooring, feature brick built fireplace.



### Kitchen

A rear and side aspect room with a UPVC double glazed window over looking the garden, and a wooden obscure glazed door to the side, a further door to a pantry which is currently being used as a Utility space, with a rear aspect obscure UPVC double glazed window, space and plumbing for washing machine, range of shelving. The kitchen has been fitted with a range of base and eye level units with wooden rolled edge work surfaces, tiled flooring, ceiling light features with rotating spotlights, space and gas point for large range cooker, inset one bowl stainless steel sink with adjacent drainer and mixer tap, space for a underworks surface fridge or freezer, breakfast bar area for seating for at least two people, radiator.





## Utility Room



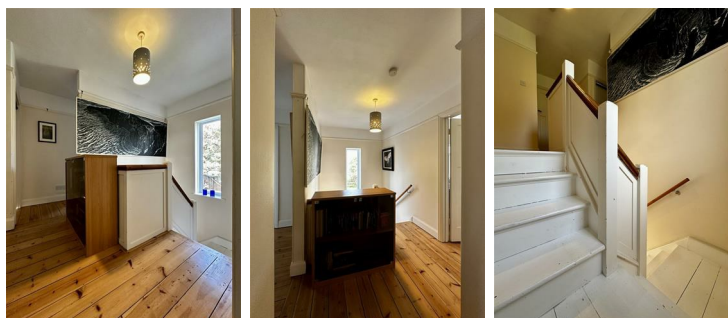
## Wet Room

A side aspect room with obscure UPVC double glazed window, ceiling light, vinyl flooring, part tiled walls, pedestal wash hand basin, low level WC, wet room shower area, shower curtain and electric shower system. Also a radiator and useful understairs storage cupboard.



## Landing

A rear aspect UPVC double glazed window, ceiling light, picture rails, doors to bedrooms, one, two, three, the family bathroom, cloakroom, and airing cupboard which is a good sized space with a range of shelving, radiator and wooden flooring.



## Main Bedroom

A lovely light and airy front aspect room with UPVC double glazed window offering fabulous view towards Cheddar and the Church, ceiling light, radiator, pine wooden flooring, full height and full width wardrobes.



## Bedroom Two

A front and side aspect room with UPVC double glazed windows, ceiling light, radiator, pine wooden flooring, picture rails, a feature open tiled fireplace with wooden mantel over.





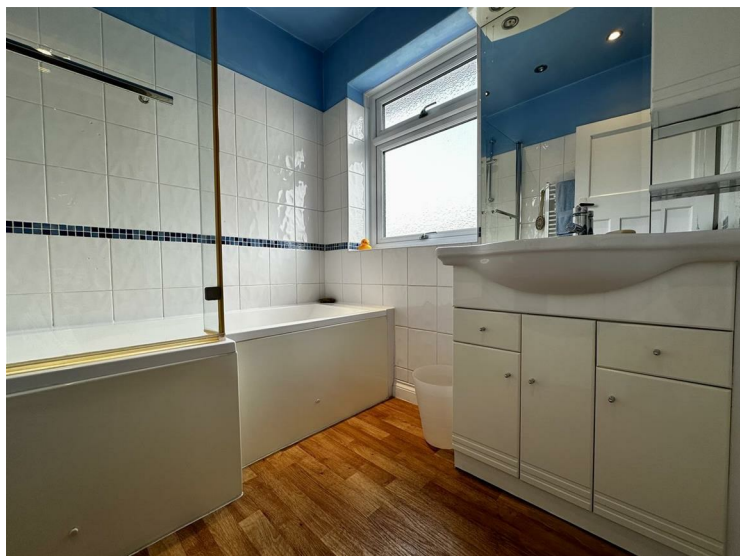
### Bedroom Three and View

A rear and side aspect room with UPVC double glazed corner window with views towards Cheddar Gorge, ceiling light, picture rails, pine wooden flooring, radiator.



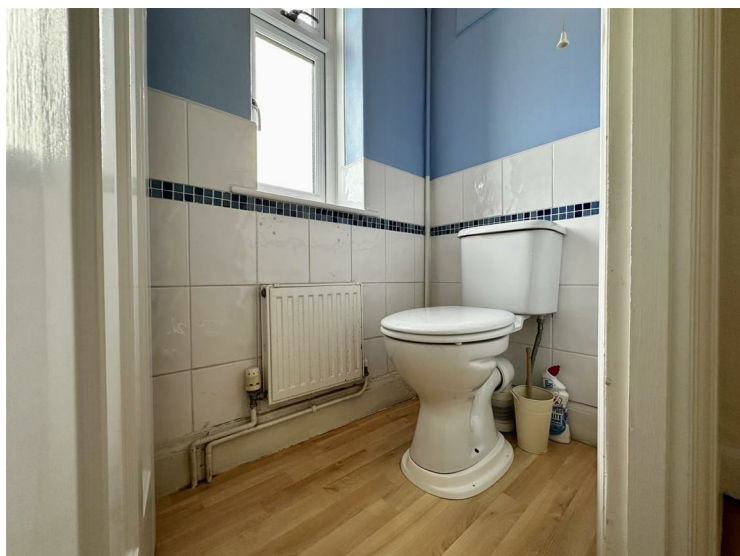
### Family Bathroom

A rear room with obscure UPVC double glazed window, ceiling spotlights, wood effect vinyl flooring, heated towel rail, wash hand basin, P shaped panel enclosed bath with glazed shower screen, tiled walls, chrome mixer tap, electric shower system over.



### Cloakroom

A rear aspect room with an obscure UPVC double glazed window, ceiling light, radiator, wood effect vinyl flooring, low level WC.

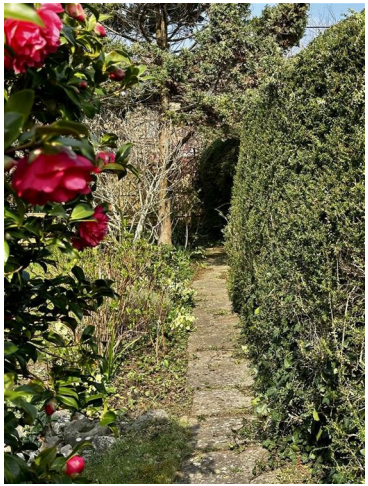


### Rear Garden

A good sized garden mainly laid to lawn, range of flower shrub borders throughout, a timber garage with power and lighting, workshop with power and lighting, also a shed, mature apple and plum tree, alfresco dining area.





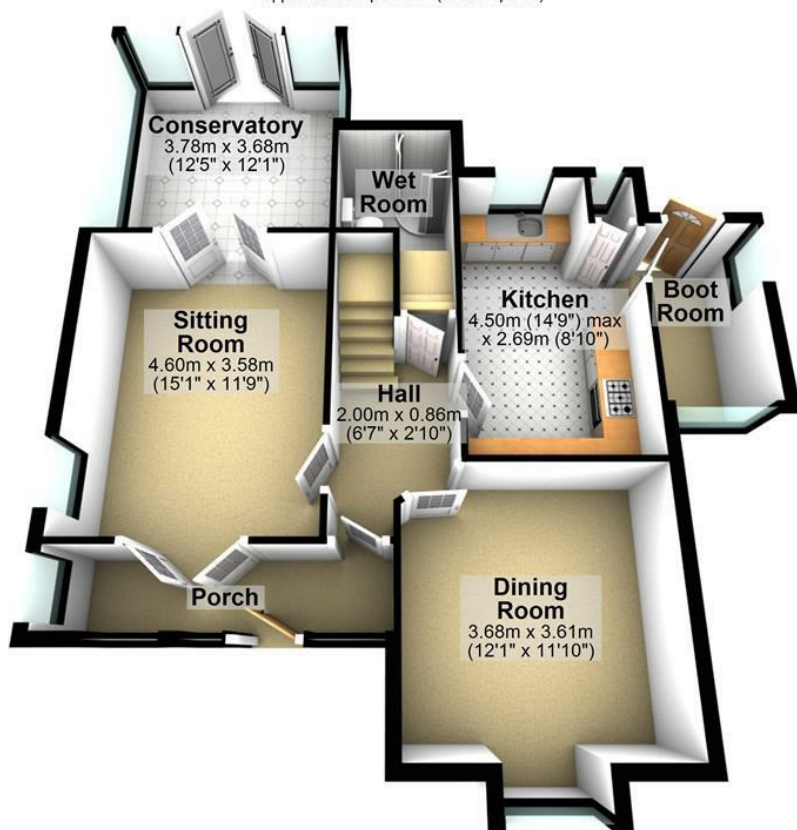


## Front Garden

There is a twin gated access to the driveway which provides parking for at least 5-6 cars including the car port, turning space, front garden mainly laid to lawn, range of flower and shrub borders throughout, and access leading through to the rear.

## Ground Floor

Approx. 79.4 sq. metres (854.4 sq. feet)



## First Floor

Approx. 55.0 sq. metres (591.7 sq. feet)



Total area: approx. 134.3 sq. metres (1446.1 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>		
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