

LAUREL & WYLDE

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



16 Hippisley Drive, Axbridge, BS26 2DE
£575,000

*** IF BROWSING ON YOUR PHONE, PLEASE DO CLICK ON THE 'VIDEO TOUR' TAB TO SEE OUR FABULOUS VIDEO *** WONDERFUL, EXTENDED, DETACHED FAMILY HOME *** BEAUTIFUL SUNNY GARDEN WITH A DECKED TERRACE AND SHELTERED ENTERTAINING SPACE *** DOUBLE GARAGE AND OFF STREET PARKING FOR 4 CARS *** 4/5 BEDROOMS *** BEDROOM 5 / BOOT ROOM / STORE ROOM / OFFICE NO.2 *** LIVING ROOM *** SPECTACULAR KITCHEN / DINING & FAMILY CONSERVATORY SPACE *** MAIN OFFICE *** UTILITY ROOM *** CLOAKROOM *** MASTER EN-SUITE WET ROOM *** FAMILY BATHROOM ***

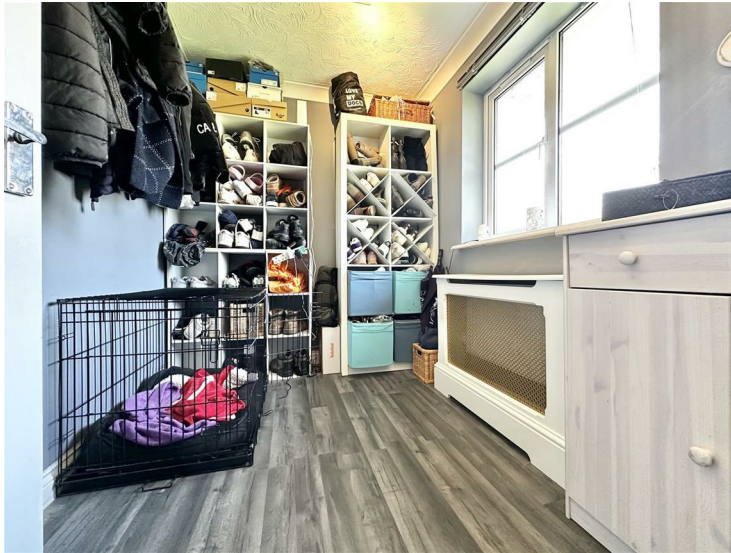
Entrance Hall

Via an obscure leaded composite door with ceiling light, stairs leading to first floor landing, tiled effect vinyl flooring, doors to the boot room/bedroom five, cloakroom, living room, kitchen/family room and a useful storage cupboard.



Boot Room

A front aspect room with a UPVC double glazed window, ceiling light feature with four rotating spotlights, radiator, wood effect laminate flooring.



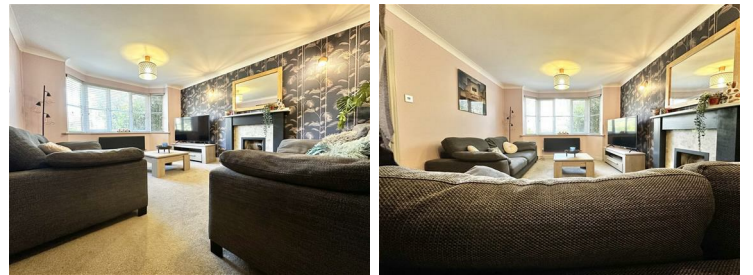
Cloakroom

Ceiling light, extractor fan, part tiled walls, radiator, low level wc, wash hand basin.



Sitting Room

A front aspect room with a UPVC bay fronted windows, two ceiling lights, two wall lights, radiator, feature living flame gas fire place with a marble surround hearth.



Kitchen/Diner/Family Room/Conservatory

A fabulous extended addition to the property, the kitchen has a rear aspect UPVC double glazed window, door to the Utility and door to the office, opening through to the conservatory currently being used as the dining/family room. Kitchen has been fitted with a comprehensive range of base and eye level units with marble square edge work surfaces, breakfast bar area with seating for at least three people, worktop has a waterfall end. Integrated oven and microwave, integrated fridge/freezer, integrated dishwasher, one and half bowl sink with hot water tap and macerator, integrated four ring induction hob, gas wok burner, extractor hood over, ceiling spotlights, tiled flooring, feature vertical radiator, under floor heating. Conservatory

Is of a brick and UPVC double glazed construction with a pitched solar glass roof, tiled flooring, feature vertical radiator, UPVC double glazed French doors leading out to the garden. This amazing space is very light and airy, is currently being used as the family dining/living space.





Study/Second Reception Room

A rear aspect room with UPVC double glazed sliding patio doors leading out to the dining/family room, ceiling spotlights, Lamanite wooden flooring, radiator.



Utility

A side aspect room with a double glazed composite door, tiled flooring, chrome heated towel rail, ceiling spotlights, extractor fan. Utility room has been fitted with a range of base and eye level units with marble effect square edge work surfaces, gas fired combination boiler system, space and plumbing for washing machine, and tumble dryer.



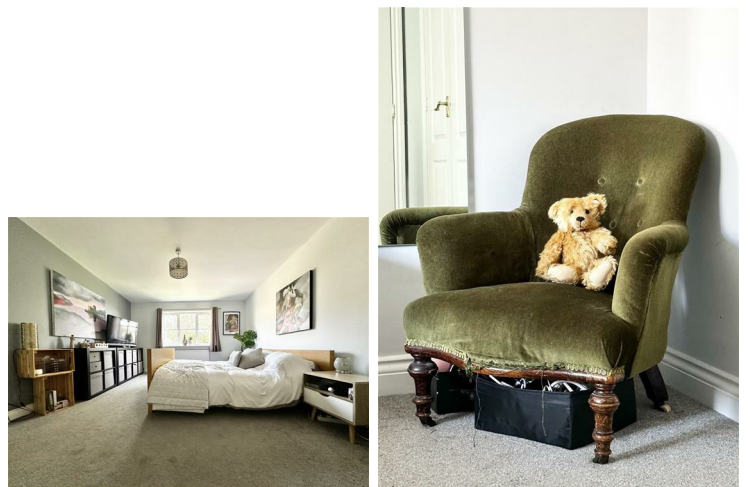
Landing

Ceiling light with four rotating spotlights, a front UPVC double glazed window on the half landing, loft hatch giving access to roof space, doors to bedrooms one to four and family bathroom, and the airing cupboard.



Master Bedroom

A lovely light and airy front aspect room with UPVC double glazed window, ceiling light, radiator, two sets of integrated double wardrobes, door into the En-suite wet room.



En-Suite

A rear and side aspect room with obscure UPVC double glazed windows, tiled flooring, tiled walls, ceiling spotlights, extractor fan, chrome heated towel rail, low

level wc, wash hand basin, lovely glazed and tiled wet room/shower enclosure with an over head mains shower system.



Bedroom Two

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



Bedroom Three

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



Bedroom Four

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



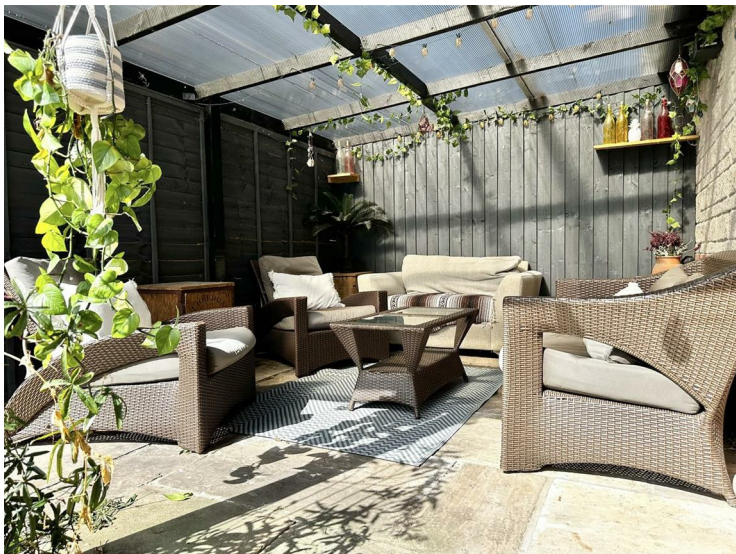
Family Bathroom

A fully tiled rear aspect room with an obscure UPVC double glazed window, ceiling light, chrome heated towel rail, tiled flooring, wash hand basin, low level WC, panel enclosed bath with a shower screen, tiled surround and a wall mounted and hand held mains shower system.

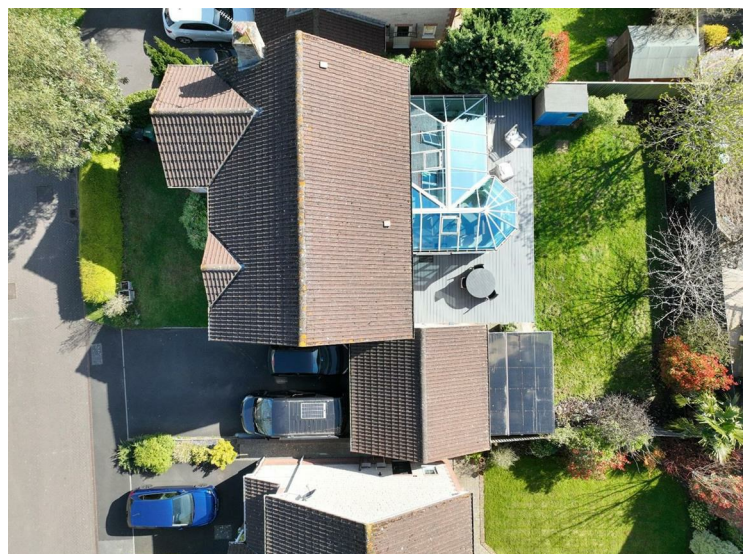


Rear Garden

A lovely decked/alfresco dining terrace which leads to a funky timber built party den entertaining space. The main of the garden has been laid to lawn, south west facing enjoying sun most of the day, fully enclosed to all sides by panel wooden fencing, and with a range of flower and shrub bed/borders.



Plot and Location

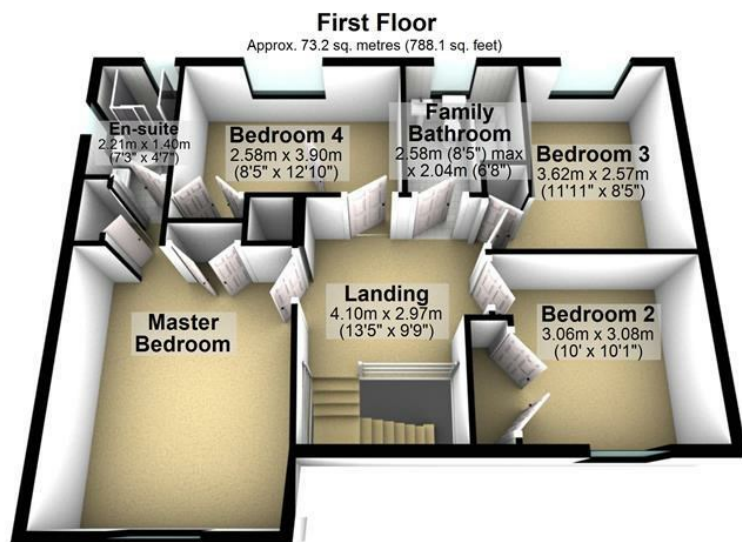
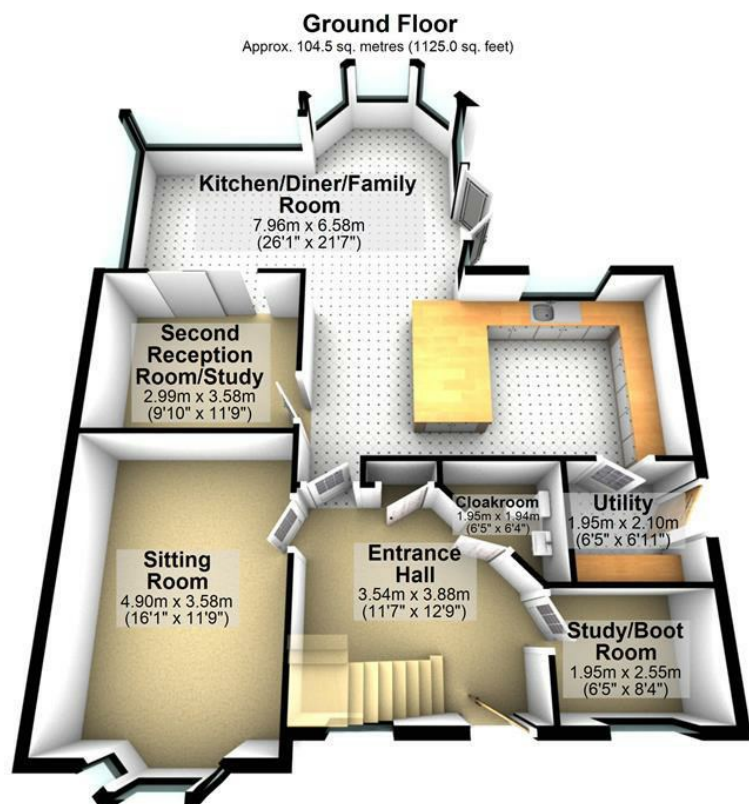


To The Front Of Property



Tarmac driveway providing parking for at least four cars leading up to the double garage which has an up and over door, power, lighting, rear pedestrian door and outside security lighting. There is a low maintenance front garden with a flower and shrub bed/border.





Total area: approx. 177.7 sq. metres (1913.1 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		
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Not environmentally friendly - higher CO ₂ emissions		
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