

LAUREL & WYLDE

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



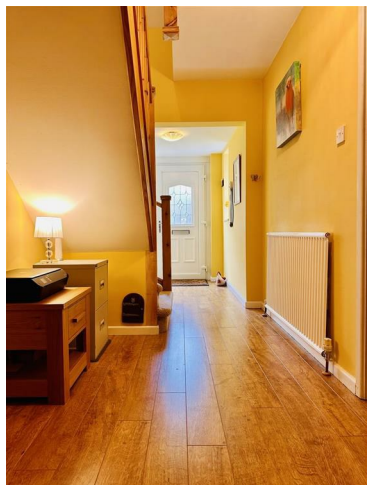
23 Hill Lea Gardens, Cheddar, BS27 3JH £525,000

*** FABULOUS DETACHED FAMILY HOME WITH A FANTASTIC FAMILY-SIZE PLOT TO COMPLIMENT *** ***
DECEPTIVELY SPACIOUS *** LIVING ROOM *** KITCHEN / FAMILY ROOM *** GARDEN ROOM *** FOUR
BEDROOMS, TWO ON THE GROUND FLOOR AND TWO UPSTAIRS *** TWO BATHROOMS *** EN SUITE TO
THE MAIN *** SPACIOUS LANDING / READING AREA *** GARAGE AND AMPLE OFF STREET PARKING ***
BEAUTIFUL REAR GARDEN *** EPC *** COUNCIL TAX *** FREEHOLD ***

*** IF BROWSING ON YOUR PHONE, PLEASE DO CLICK ON THE 'VIDEO TOUR' TAB TO SEE OUR
FABULOUS VIDEO ***

Entrance Hall

Via a obscure UPVC door with matching side panel, side aspect UPVC double glazed window, stairs leading to first floor landing, radiator, doors to the living room, kitchen/dining/family room, bedrooms one, two, and the family bathroom.



Lounge

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



Kitchen Breakfast Room

A rear aspect room with two large UPVC double glazed windows and a UPVC double glazed door leading out to the garden room, two ceiling lights, wood effect vinyl flooring, radiator. Kitchen has been fitted with a range of base and eye level units with wooden square edge work surfaces, inset one and half bowl sink, space for a tall fridge freezer, space and gas point for a range cooker, radiator, ample space for dining table and chairs.





Sun Room

A rear aspect room with an obscure wooden double glazed leading to the patio and rear garden, wooden double glazed windows overlooking the rear garden also providing views across Cheddar and Cheddar Gorge, laminate wooden flooring, ceiling light.



Ground Floor Bathroom

A part tiled rear aspect room with an obscure UPVC double glazed window, ceiling light, radiator with a surrounding chrome heated towel rail, low level WC, wash hand basin, panel enclosed bath with a chrome mixer tap, hand held shower attachment over.



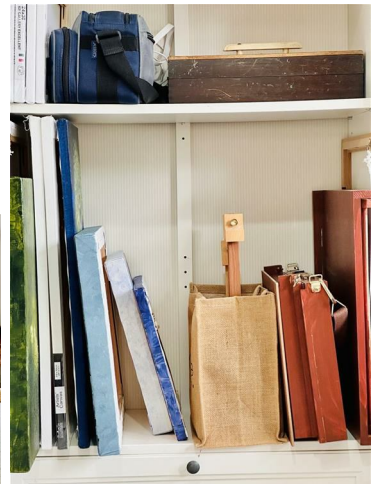
Bedroom Two

A rear aspect room with a UPVC double glazed window, ceiling light, radiator, door to a useful airing cupboard.



Bedroom One

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



Landing

A spacious landing area, ideal as a reading area or an office space, with a wooden double glazed Velux roof light, ceiling light, radiator, double doors to the boiler cupboard, further door to Eaves storage space, doors to bedrooms three, four and the family bathroom.



View From Bedroom Three



Bedroom Four

Which is the second largest bedroom, is another rear aspect room with a UPVC double glazed window offering wonderful views across cheddar, ceiling lights, radiator, ample space for large range of bedroom furniture, and a door to Eaves storage.

Bedroom Three

Which is of the largest of the bedrooms, is a rear aspect room with a UPVC double glazed window offering wonderful views across cheddar, ceiling lights, radiator, ample space for large range of bedroom furniture, and a door to Eaves storage.





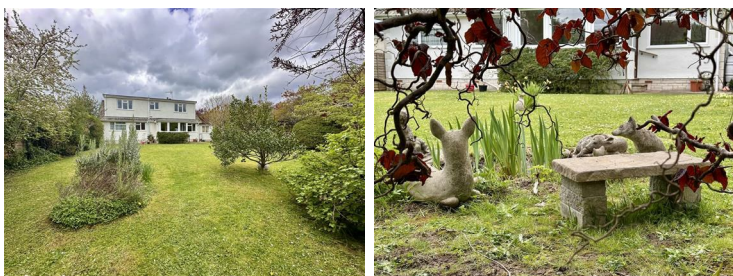
Family Bathroom

A part tiled rear aspect room with an obscure UPVC double glazed window, ceiling light, tiled effect vinyl flooring, chrome heated towel rail, low level WC, wash hand basin, panel enclosed bath, glazed and tiled shower enclosure with a mains shower system over, extractor fan.



Rear Garden

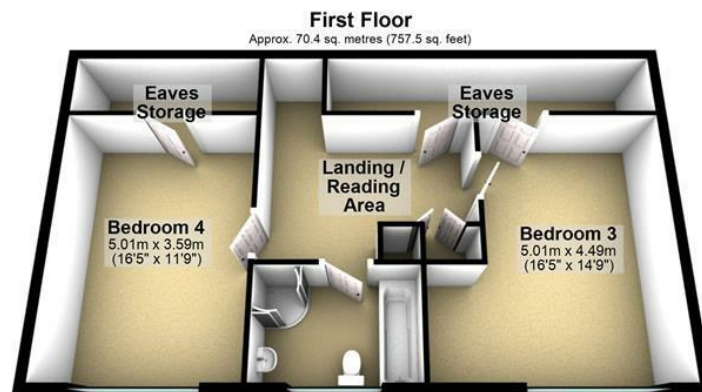
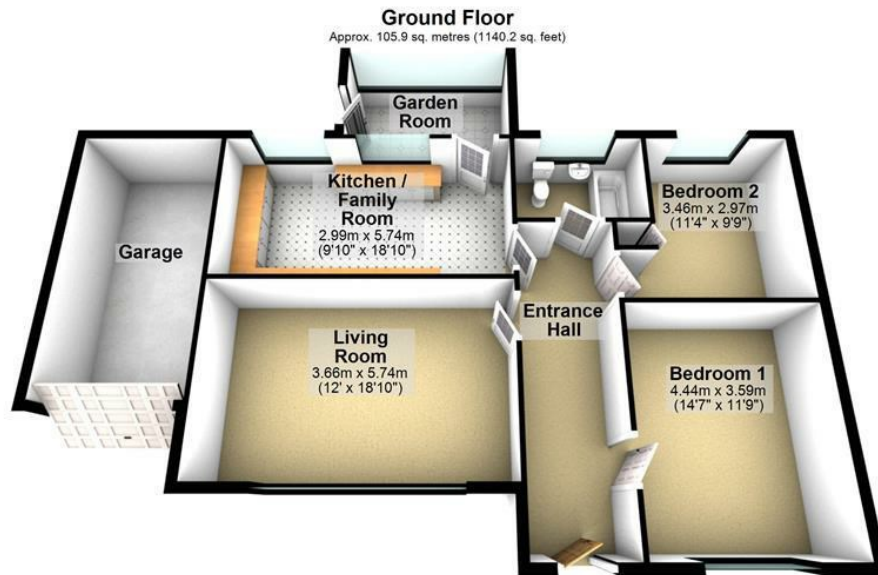
Of a fabulous size and mainly laid to lawn, well stocked with a range of trees and flower shrub borders throughout.



To The Front of The Property

Access via twin gates which leads to parking for at least two large cars, leading up to the garage which has an up an over door, power and lighting, front garden has been laid to a mixture of concrete pathway, shingle stone and lawn, range of flower shrub borders.





Total area: approx. 176.3 sq. metres (1897.7 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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	