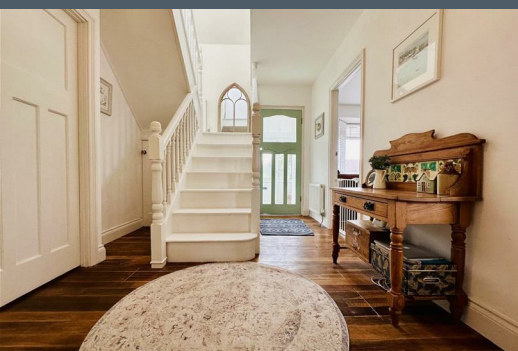


# LAUREL & WYLDE

E S T A T E   A G E N T S



## Foxhollow Barrows Road, Cheddar, BS27 3AY £400,000

\*\*\* BEAUTIFUL 'VERANDA' STYLE DETACHED BUNGALOW \*\*\* STYLISHLY PRESENTED AND UPDATED THROUGHOUT BY THE CURRENT OWNERS \*\*\* MANY RETAINING CHARACTER FEATURES \*\*\* LARGE ENTRANCE PORCH \*\*\* KITCHEN/BREAKFAST ROOM \*\*\* LIVING ROOM \*\*\* TWO DOUBLE BEDROOMS WITH THE MAIN HAVING FOUR SETS OF DOUBLE BUILT IN WARDROBES TO ONE WALL \*\*\* FAMILY BATHROOM \*\*\* LARGE 'ATTIC' ROOM/OCCASIONAL THIRD BEDROOM \*\*\* GOOD SIZE, WELL ESTABLISHED PLOT WITH GARDENS TO THE FRONT AND REAR \*\*\* PLANNING APPROVED FOR FURTHER DEVELOPMENT INCLUDING ADDITIONAL BEDROOMS & EXTENDING THE KITCHEN/UTILITY \*\*\* RECENTLY REBUILT DETACHED GARAGE \*\*\* DRIVEWAY PARKING FOR UP TO FOUR/FIVE VEHICLES \*\*\* EPC D \*\*\* COUNCIL TAX BAND D \*\*\* FREEHOLD \*\*\*

This veranda style detached bungalow comes with a large welcoming porch and many original features, including a solid oak wooden flooring and original doors which adds to it's warmth and charm. The well established garden surrounding the bungalow is a true oasis, filled with vibrant flowers including many rose bushes and mature shrubs and trees. There is off street parking leading to a new detached garage which has both power and lighting that could easily be used as a workshop. The large 'attic' room would make a lovely occasional bedroom or could also be used as an office/playroom. All windows, garage, kitchen and the bathroom have been replaced.

Overall this well laid out bungalow flows well with plenty of natural light and would provide a wonderful home.



### Entrance Porch

7'4 x 7'3 (2.24m x 2.21m)

Access to the property is via a UPVC door with inset glazed panel leading straight into a large porch. The porch has UPVC double glazed windows, tiled flooring, ceiling light and provides plenty of cloaks space or seating space. There is an original glazed door to the hallway.



### Sitting Room

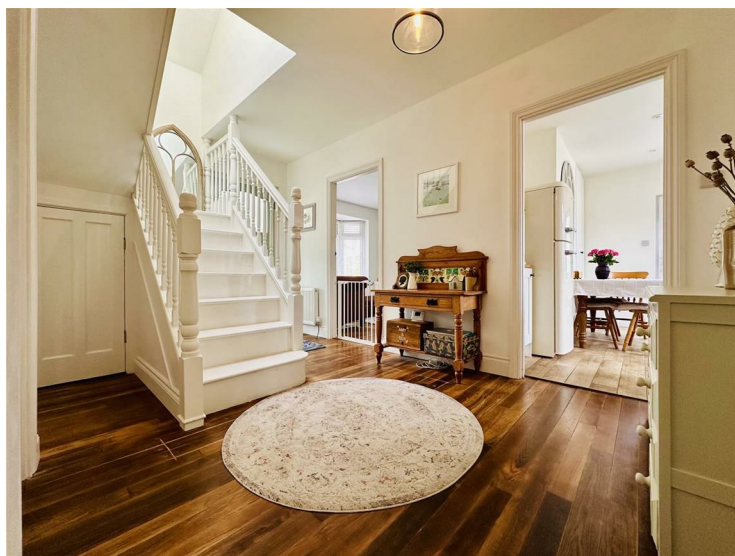
13'3 x 121 (4.04m x 36.88m)

A front and side aspect room with a bay fronted UPVC double glazed window and a side aspect UPVC double glazed window, original solid oak flooring, radiator, ceiling light, two wall lights.



### Entrance Hall

Ceiling light, original solid oak wood flooring, radiator, doors to the kitchen/breakfast room, living room, bedrooms and the family bathroom, stairs to the upstairs 'attic' room/occasional bedroom three, understairs storage cupboard.







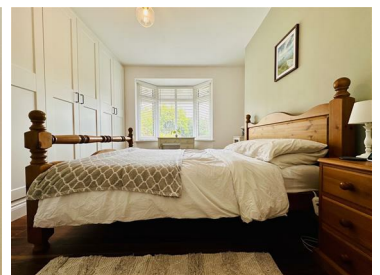
### Kitchen/Breakfast Room 12'7 x 10'2 (3.84m x 3.10m)

A front aspect room with two UPVC double glazed windows overlooking the garden, ceiling spotlights, wood effect tiled flooring, fitted with base and eye level solid oak units with a square edge wooden worktop over, one and a half bowl ceramic sink with a mixer tap over, space for a cooker with an extractor hood above, space for a tall fridge freezer, space and plumbing for a washing machine and a dishwasher, space for a table and chairs, large tall cupboard complete with shelving which also houses a wall mounted boiler and a UPVC door to the outside.



### Bedroom One 15'42 x 11'95 (4.57m x 3.64m)

Has a solid oak original floor, a front aspect bay UPVC double glazed window, ceiling light, radiator, feature cast iron Victorian style fireplace with a beautiful reclaimed pine outer surround and mantle sat on a tiled hearth. There is a whole wall of new custom made floor to ceiling wardrobes comprising of four sets of double wardrobes, each with a hanging rail and shelving and two with integrated drawers.



### Bedroom Two 11'98 x 9'62 (3.65m x 2.93m)

A rear aspect room with UPVC double glazed French doors to the sun room/conservatory, solid oak original floor, ceiling light, radiator.





### Sun Room

11'56 x 9'58 (3.35m x 2.74m)

A UPVC double glazed construction with a polycarbonate roof, double glazed doors to the garden and vinyl flooring.



### Attic Room

19'76 x 11'38 (5.79m x 3.46m)

On approach there is a radiator, Velux window letting in an abundance of light, wooden latch door to the room which has two sets of ceiling lights, two wooden Velux windows giving lovely views of The Mendip Hills. Under eaves storage cupboards. This room would make a perfect office or playroom!



### Family Bathroom

2'44 x 1'83 (0.61m x 0.30m)

A rear aspect room with two obscure UPVC double glazed windows, ladder style radiator, wood effect tiled flooring, extractor fan, panel enclosed bath that is a fully tiled area and has Victorian style telephone taps to one end and a mains shower, low level WC, pedestal wash hand basin and loft hatch giving access to the roof space.



### Front of Property

To the front are double wrought iron gates giving access to the driveway which has parking for 4/5 vehicles and leads to the new, detached single garage. There is an adjacent lawn area with well established plant, shrub and tree borders





## Rear Garden

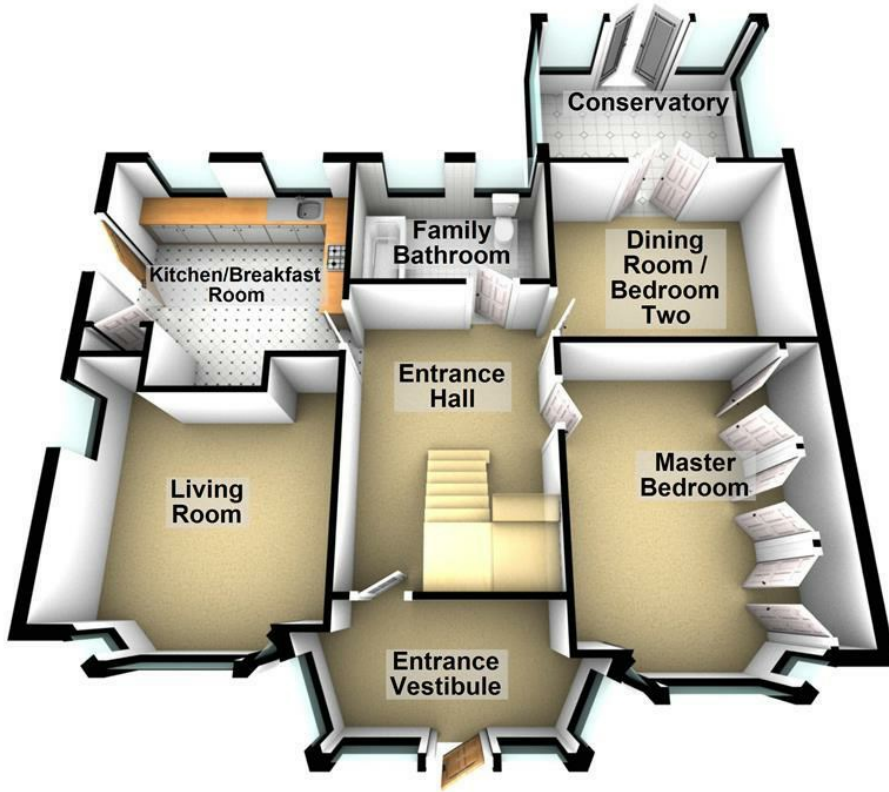
The beautiful rear garden has a large patio area with space for plenty of seating. There is a brand new fence to one side, a lawn area with well established borders of plants, shrubs and trees including a pear tree and several rose bushes. There is a pergola with a grape vine. To the corner is a perfect spot that you could use as a vegetable plot, or you could turn it back to lawn.





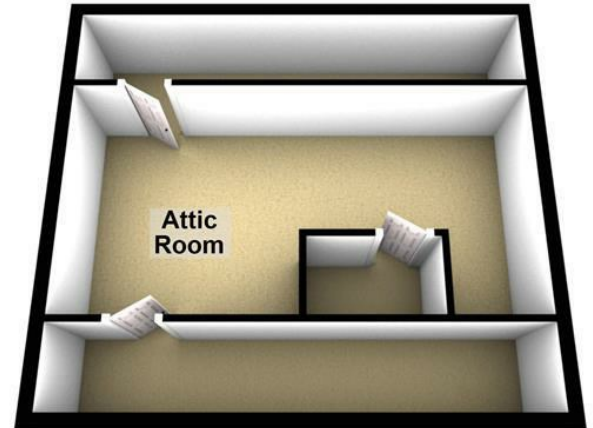
### Ground Floor

Approx. 93.1 sq. metres (1002.3 sq. feet)



### First Floor

Approx. 39.7 sq. metres (426.8 sq. feet)



Total area: approx. 132.8 sq. metres (1429.0 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	