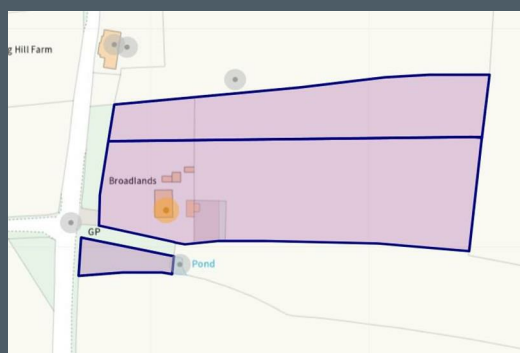


LAUREL & WYLDE

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



Broadlands Notting Hill Way, Weare, BS26 2JU £549,000

*** SPECTACULAR AND VERY RARE OPPORTUNITY *** DETACHED FAMILY BUNGALOW WITH VARIOUS OUTBUILDINGS *** APPROXIMATELY 3 ACRES OF LAND *** BEAUTIFUL SURROUNDING GARDENS *** DETACHED GARAGE *** LARGE PARKING AREA *** 2 LARGE ACCESSSES TO THE LAND *** LONG, PRIVATE DRIVE *** LIVING ROOM *** KITCHEN / BREAKFAST ROOM *** THREE BEDROOMS *** FAMILY BATHROOM *** 1,485 SQ/FT INCLUDING OUTBUILDINGS ETC ***

Entrance Hall

Accessed via an obscure wooden glazed original door with textured ceiling, ceiling light, picture rails, wall lights and wood effect vinyl flooring, radiator, door to the airing cupboard, further doors to the living room, kitchen/family room, bedrooms one, two/dining room, three and family bathroom.



Dining Room/Bedroom Two

A front aspect room with wooden double glazed windows, picture rails, ceiling light feature, radiator, feature faux fire place.



Sitting Room

A lovely and light and airy side aspect room with wooden double glazed windows, ceiling light, picture rails, radiator, and a feature stone built open fire place.





Kitchen/Breakfast Room

A rear and side aspect room with a UPVC window to the side and a rear door, further door to a Utility room, ceiling spotlights, hanging light, radiator, tiled effect vinyl flooring. Kitchen has been fitted with a range of base and eye level units with wooden rolled edge work surfaces, one and half sink with adjacent drainer and mixer tap, space and electric point for cooker with extractor hood over, space for underwork surface fridge or freezer, space for dining table and chairs.



Bedroom One

A rear aspect room with a UPVC window overlooking the rear garden and field beyond, ceiling light, picture rails, radiator, built in wardrobes.



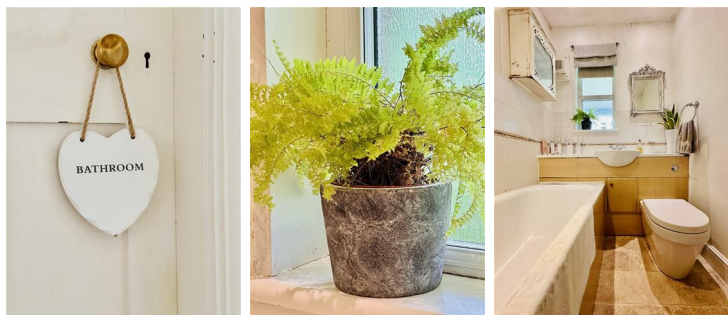
Bedroom Three

A rear aspect room overlooking the rear garden and fields, with ceiling light, picture rails, radiator.



Family Bathroom

A front aspect room with an obscure UPVC window, ceiling spotlights, extractor fan, tiled effect vinyl flooring, chrome heated towel rail, low level wc, wash hand basin, panel enclosed bath with twin taps, tiled walls, shower curtain and wall mounted shower system.

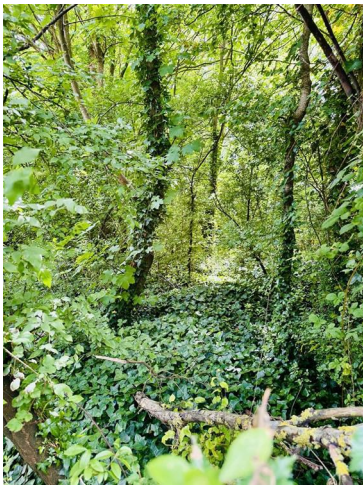


Gardens and Land

Access through a twin wooden fibar gated driveway, long shingle stone driveway leading along past the property to the parking area where you will find off street parking for at least 6-9 vehicles. Large garage with a secondary brick built outbuilding to the side. Further

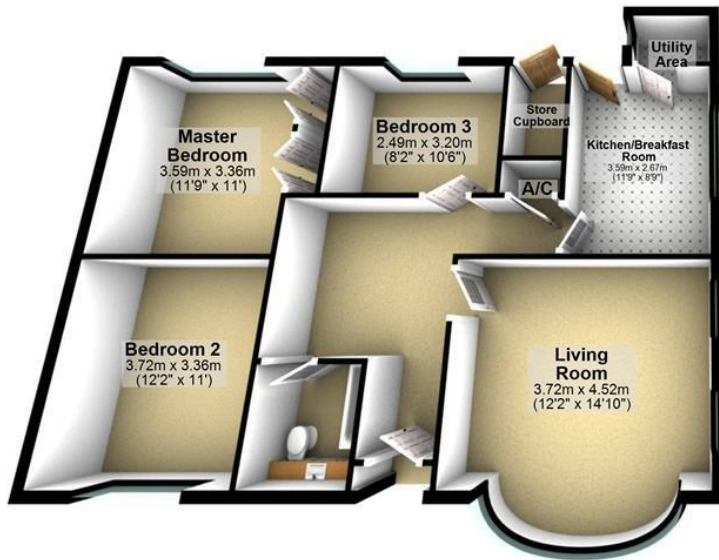
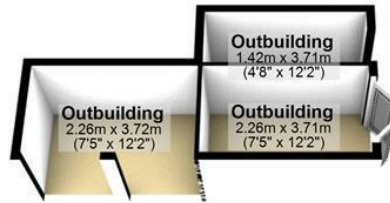
block built building with a pitched roof, timber built outbuilding to the rear and another little storage building to the side, a separate detached brick built pigsty/outbuilding. To the front and side to the property there is beautiful surrounding gardens with two metal gated access points to the field behind, one from the side garden and one from the driveway.





Ground Floor

Approx. 138.0 sq. metres (1485.2 sq. feet)



Total area: approx. 138.0 sq. metres (1485.2 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	