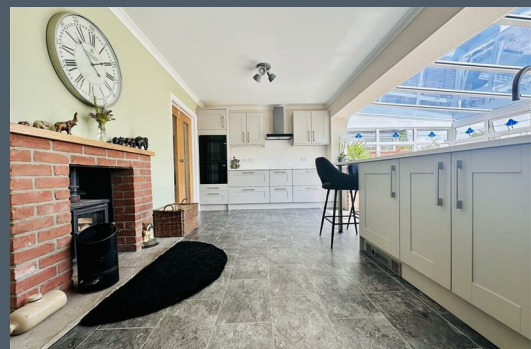


LAUREL & WYLDE

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



Yeolands Brent Road, East Brent, Somerset TA9 4JD £535,000

*** ABSOLUTELY SPECTACULAR FAMILY HOME WITH A WONDERFUL BACK GARDEN WITHIN THE DESIRABLE VILLAGE OF EAST BRENT AND WITHIN THE FAVOURED CHEDDAR VALLEY SCHOOL CATCHMENT, LOOKING TOWARDS BRENT KNOLL *** LIVING ROOM WITH DOUBLE-SIDED LOG BURNER *** LARGE 'RE-FITTED' KITCHEN / FAMILY ROOM WITH A CONSERVATORY LEADING OUT ON TO THE REAR GARDEN *** FOUR BEDROOMS *** MASTER EN-SUITE SHOWER ROOM *** FAMILY BATHROOM WITH JACUZZI BATH AND SHOWER *** DOWNSTAIRS CLOAKROOM *** FABULOUS DRIVEWAY WITH OFF STREET PARKING FOR AT LEAST 6 CARS, A GATED ACCESS TO THE GARAGE WHICH HAS BEEN CONVERTED INTO A STORE ROOM WITH AN ELECTRIC ROLL-OVER DOOR AND WITH A LARGE UTILITY ROOM BEHIND ***

Entrance

Accessed through a leaded decorative obscure UPVC double glazed door with matching side panels, coved ceiling, ceiling light, stairs leading to the first-floor landing, solid wooden flooring and a feature vertical radiator. There are under stairs storage cupboards and doors to the Living Room, Kitchen/Family Room, Bedrooms 1 & 2 and the Cloakroom.



Living Room

17'4 x 12'2 (5.28m x 3.71m)

A lovely front aspect room with 2 very large UPVC double glazed windows, coved ceiling, ceiling light, wooden glazed double doors leading through to the Kitchen/Family Room. There is a lovely feature cast iron floor standing double sided log burner (faced to the Living Room and Kitchen/Family Room). Television point and 2 radiators.



Kitchen / Family Room

21 x 21 (into the family room / conservatory) (6.40m x 6.40m (into the family room / conservatory))

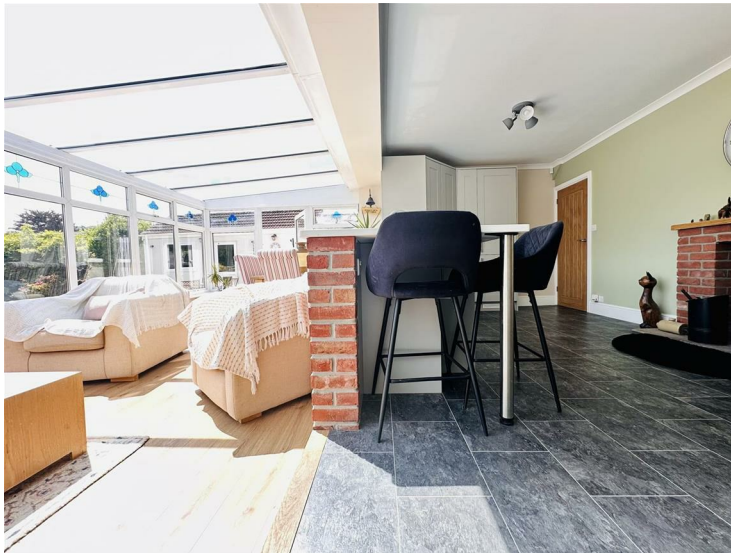
Currently separated into 2 areas with the main Kitchen opening up into the Conservatory/Family Room. The Kitchen has just been re-fitted with a range of base and eye level units with composite work surfaces, inset 1 bowl ceramic sink with an adjacent drainer and Quooker mixer tap, integrated fridge / freezer, integrated dishwasher, two main ovens with a separate induction hob, integrated microwave / grill, tile effect vinyl flooring and an opening through into the Family Room area.





Family Room/Conservatory 21'9 x 9'7 (6.63m x 2.92m)

A rear aspect room of a brick and UPVC double glazed construction with laminate wooden flooring and a pitched solar glass roof. UPVC double glazed French doors leading out into the rear garden and a UPVC double glazed door leading out to the side terrace.



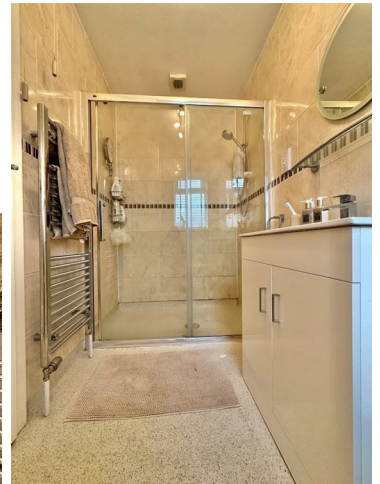
Master Bedroom

13'4 x 11'3 (4.06m x 3.43m)

A front aspect room with a very large UPVC double glazed window, coved ceiling, ceiling light, radiator, television point and a door through to the en suite shower room.

En-Suite

A fully tiled side aspect room with an obscure UPVC double glazed window, ceiling light feature with 4 rotating spotlights, extractor fan, vinyl flooring, chrome heated towel rail, low level WC, vanity units incorporating a wash hand basin with a mixer tap and a very large glazed and tiled step-in shower enclosure with a vinyl floor, tiled surround and a wall mounted electric shower system over.



Bedroom Two

15'8 x 10 (4.78m x 3.05m)

A good sized rear and side aspect room with UPVC double glazed French doors leading out into the rear garden and side aspect UPVC double glazed windows. Ceiling light, feature vertical radiator. This room is currently being used as a home office but would make a perfect second bedroom.





Bedroom Three

17'1 x 9'11 (5.21m x 3.02m)

A front to back room with recessed spotlighting and a radiator. A front aspect wooden double glazed Velux roof light, and a rear aspect UPVC double glazed window overlooking the garden and offering fantastic views of Brent Knoll.



Cloakroom



Bedroom Four

16'9 x 13'6 (5.11m x 4.11m)

A rear aspect room with a UPVC double glazed window overlooking the rear garden with fantastic views to Brent Knoll. Recessed spotlights, door to eaves storage and fitted luxury mirrored built in wardrobes.



Landing

A spacious galleried landing area with recessed spotlighting, mains smoke alarm, radiator, door to eaves storage, a front aspect wooden double glazed roof light. This landing area would make a lovely second sitting area.



Family Bathroom

9'11 x 9'11 (3.02m x 3.02m)

A good sized fully tiled rear aspect room with obscure UPVC double glazed windows, recessed spotlighting, tile effect vinyl flooring, chrome heated towel rail, Low-level WC, pedestal wash hand basin with a chrome mixer tap, a large step-in glazed and tiled shower enclosure with a wall mounted mains shower system over and a very large at least 2 person jacuzzi spa bath with a chrome mixer tap and handheld shower attachment over.



Rear Garden

The rear garden is of a fantastic size and certainly compliments the internal living space of the property. The rear garden is approaching 100ft in length and is enclosed to all sides with panel wooden fencing, predominantly laid to lawn with a 2 terrace areas, one al fresco dining area to the immediate rear of the property. Which in turn gives access to the garden and the garage/utility room and a second 2/3 of the way up the garden which is more of an outdoor living space. The Garage is currently split into 2 rooms with an electric rollover door which gives access to the store room, and then there is a side UPVC door and an internal door which gives access to the back of the Garage which is currently being used as Utility Room with a rear and side aspect UPVC double glazed windows, tiled flooring and currently fitted with a range of base and eye level units with space and plumbing for a washing machine and space for a tumble dryer.



Utility
10'11 x 9'3 (3.33m x 2.82m)



To The Side OF The Property



To The Front Of The Property

There is a twin brick pillar entrance onto the main driveway which has been laid to a mixture of block paving and tarmac, the driveway provides off street parking for at least 6 vehicles, there is a wall enclosed wood chip garden to the front, panel wooden fencing to each side of the front garden and a lovely low maintenance rockery garden to the immediate front of the property with a beautiful pond and cascading waterfall feature. Access to the Garage and rear garden through the side of the property.



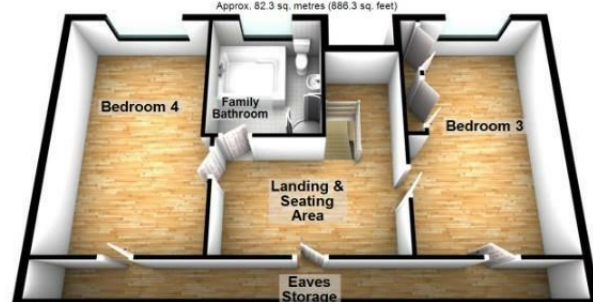
Plot and Location



Ground Floor
Approx. 125.0 sq. metres (1345.9 sq. feet)



First Floor
Approx. 82.3 sq. metres (886.3 sq. feet)



Total area: approx. 207.4 sq. metres (2232.2 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	