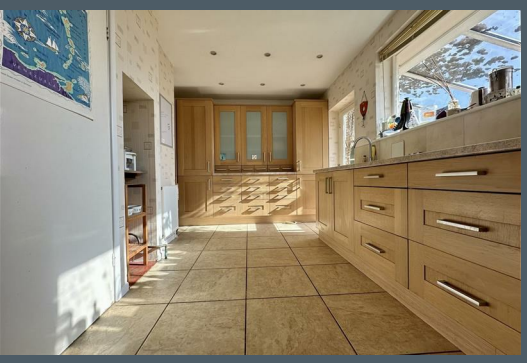
LAUREL & WYLDE

ESTATE AGENTS



17 Hill Lea Gardens, Cheddar, Somerset BS27 3JH
£395,000

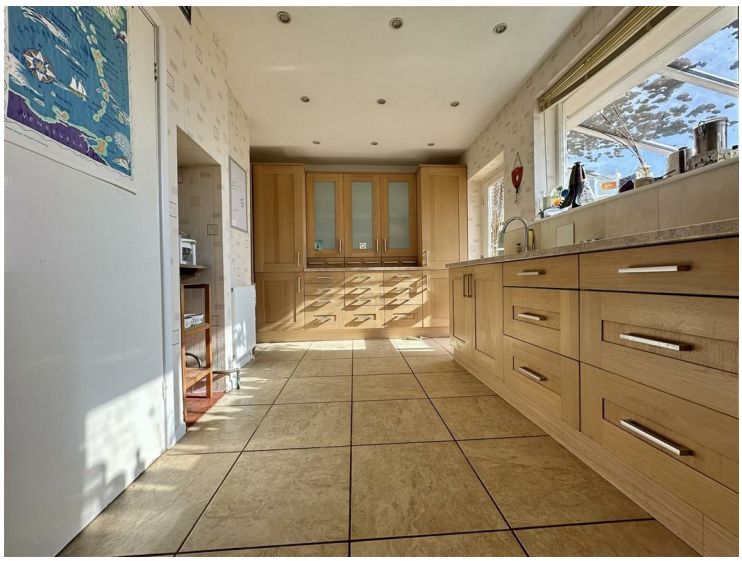
*** SOUGHT AFTER LOCATION *** DETACHED THREE BEDROOM BUNGALOW *** KITCHEN/BREAKFAST ROOM *** UTILITY *** BATHROOM *** CONSERVATORY *** OFF ROAD PARKING FOR UP TO FOUR CARS *** GARAGE *** GARDENS TO THE FRONT AND REAR *** SOUTH FACING REAR GARDEN *** SOLAR PANELS TO THE ROOF *** WALKING DISTANCE TO THE CENTRE OF CHEDDAR AND ALL IT'S AMENITIES *** EPC TBC *** COUNCIL TAX BAND D *** FREEHOLD *** COMES WITH THE ADDED BENEFIT OF NO ONWARD CHAIN ***

Entrance Hall
Access to the property is via UPVC French Doors leading into the Porch. The Porch has coat hanging space and a UPVC double glazed door with matching side panel leading into the entrance hall.

The entrance hall has a ceiling light feature with four rotating spotlights, radiator, doors to the living room, kitchen, family bathroom, and the three bedrooms.

Lounge
Is a front aspect room with UPVC double glazed windows, ceiling light, radiator, space for dining table and chairs, cast iron log burner sat on a marble hearth with stone surround.

Kitchen
The kitchen is a rear aspect room with wooden glazed windows and door that leads to the conservatory. The kitchen has been fitted with a range of base and eye level units, marble effect worktops, induction four ring hob, eve level oven and grill, one and a half bowl sink with drainer and chrome mixer taps, ceiling spotlights and radiator. There is a door to the airing cupboard that houses a Valiant boiler.



Conservatory
UPVC double glazed windows and French doors, glazed door to utility room.

Utility
Space and plumbing for washing machine and tumble

drier, sink with mixer tap, wooden glazed window looking into the garage, UPVC double glazed door looking through to the kitchen.

Bedroom One
This is a Rear aspect room with UPVC double glazed windows, radiator, and ceiling light.

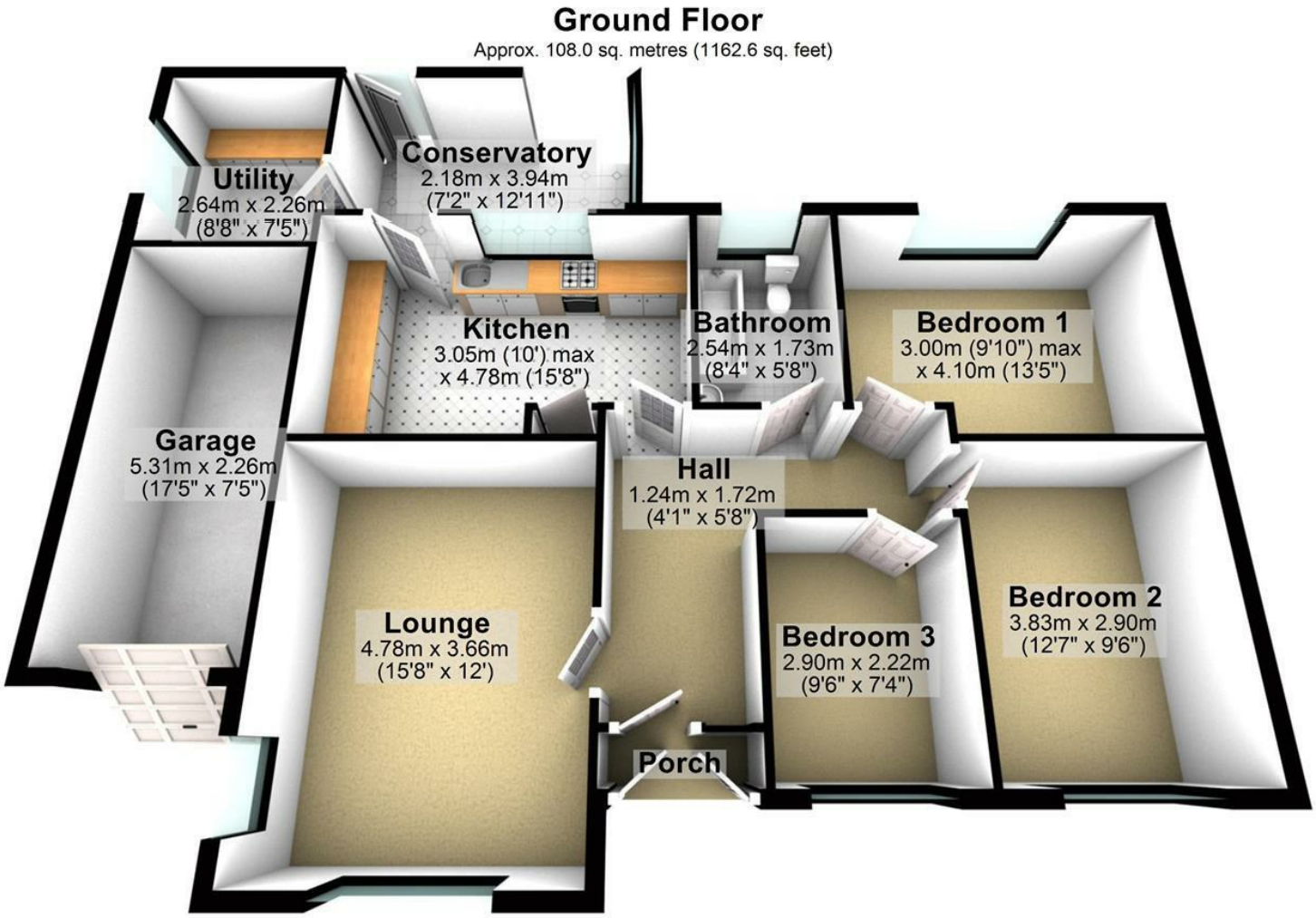
Bedroom Two
This is also a front aspect room with UPVC double glazed windows, radiator, and ceiling light.

Bedroom Three
Another front aspect room with UPVC double glazed windows, radiator, and ceiling light.

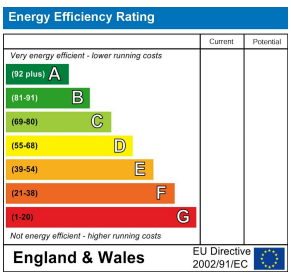
Family Bathroom
Rear aspect room with UPVC double glazed obscure window, chrome heated towel rail, low level wc, wash hand basin with panel enclosed bath with Mira shower system with hand attachment and twin taps, ceiling lights.

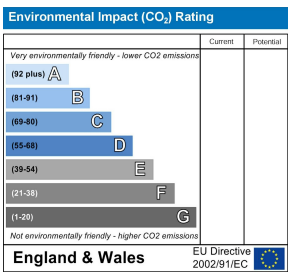
Rear Garden
The garden is enclosed to all sides with stone and panel fencing, laid to lawn, flower shrub borders, pedestrian path with side access and gate to both sides of the house. There is also a large greenhouse.

Front Garden
It has parking for at least four cars, a lawn area with flow and shrub borders.



Total area: approx. 108.0 sq. metres (1162.6 sq. feet)





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