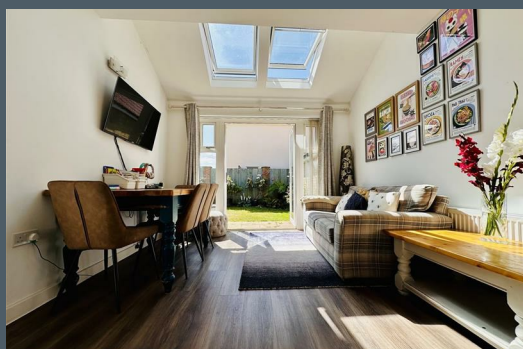


LAUREL & WYLDE

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



35 Littlewood Way, Cheddar, BS27 3FP
£540,000

*** SPACIOUS FIVE BEDROOM HOUSE ARRANGED OVER THREE FLOORS *** IMMACUATELY PRESENTED THROUGHOUT *** LARGE CORNER PLOT *** PRINCIPAL BEDROOM SUITE FEATURING A DRESSING ROOM AND EN SUITE SHOWER ROOM *** EN SUITE TO THE GUEST ROOM *** DUAL ASPECT LOUNGE *** DUAL ASPECT KITCHEN/FAMILY ROOM *** UTILITY *** CLOAKROOM *** BEAUTIFUL, WELL ESTABLISHED SOUTH FACING GARDENS *** GARAGE *** OFF STREET PARKING *** WALKING DISTANCE TO THE CENTRE OF CHEDDAR AND LOCAL SCHOOLS AND AMENITIES *** EPC B *** COUNCIL TAX BAND F *** FREEHOLD ***

Entrance

Entrance to the property is via an obscure composite door with inset obscure glazed panel which leads straight in to the hallway.



Hallway

Ceiling light, wood effect laminate flooring, , radiator, doors to the living room, cloakroom and the kitchen/dining/family room, stairs to the first floor landing.



Living Room

20'2" x 11' (6.15m x 3.35m)

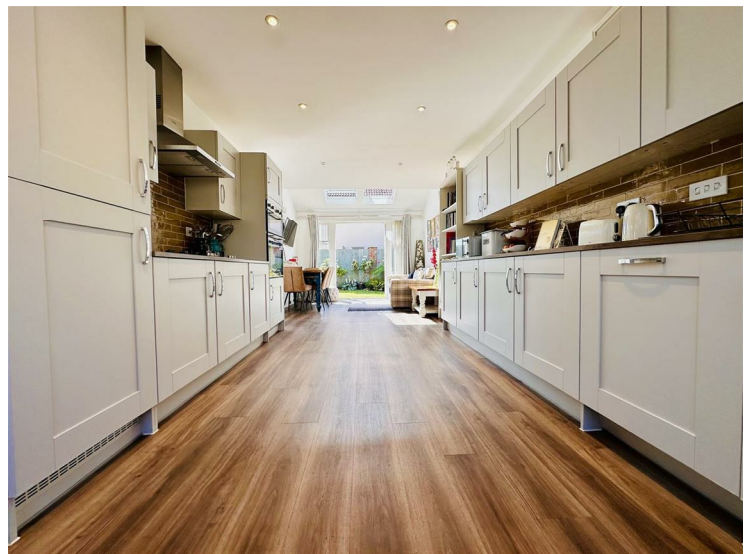
A light and airy front to back room with a front aspect double glazed UPVC window to the front and glazed UPVC double glazed French doors to the rear terrace and gardens with two matching side panels, 2 ceiling lights, 2 radiators, television point.



Cloakroom

6' x 2'11" (1.83m x 0.89m)

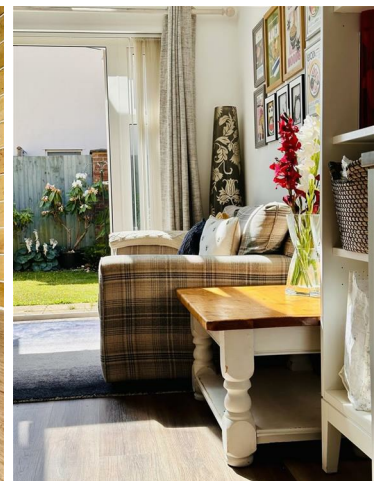
Tiled flooring, part tiled walls, ceiling light, low level WC, wash hand basin with a chrome mixer tap, ceiling light, extractor fan, radiator.



Kitchen/Dining/Family 20'2" x 10'7" (6.15m x 3.23m)

Another fabulous light and airy front to back room with a UPVC double glazed window to the front and a UPVC double glazed French doors with matching side panel to the rear opening to the rear terrace and garden, wood effect laminate flooring, opening to the utility room, 2 radiators. To the kitchen end there is ceiling spotlights and it has been fitted with a comprehensive range of base and eye level units with a wood effect square edge work surface over, one and a half bowl sink with mixer tap over, tiled splashbacks, integrated dishwasher, integrated double oven and grill, a gas 4 ring hob with an extractor hood above, integrated fridge and freezer, extractor fan.

To the dining end are 2 UPVC double glazed Velux windows letting plenty of light, ceiling light, 2 wall lights and plenty of space for living and dining furniture



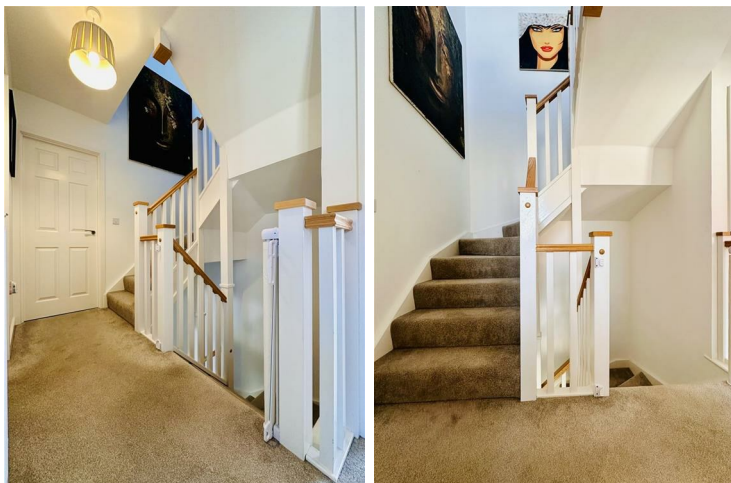
Utility 7'6" x 4'7" (2.29m x 1.40m)

Has a double glazed door leading out to the rear garden, tiled flooring, ceiling light, understairs storage cupboard, radiator, units currently housing the washing machine, tumble dryer and with the wall mounted gas fired boiler system.



Landing

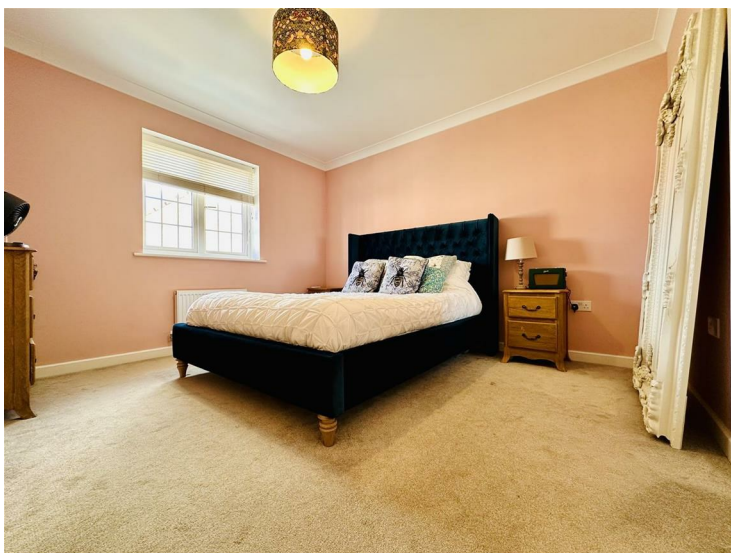
At the top of the landing is a ceiling light, radiator, doors to the main bedroom suite, bedrooms 4, 5, the family bathroom and the airing cupboard, stairs the second floor landing.



Principal Bedroom Suite

12'10" x 11'3" (3.91m x 3.43m)

A front aspect room with a UPVC double glazed window, ceiling light, radiator, door to the dressing room and door to the en suite shower room.



Dressing Room

7'11" x 7'7" (2.41m x 2.13m'2.13m)

A very good size rear aspect room with a UPVC double glazed window, ceiling light, radiator, a range of luxury floor to ceiling wardrobes to one wall with sliding mirrored doors.



En suite Shower Room

A rear aspect room with an obscure UPVC double glazed window, ceiling spotlights, tile effect vinyl flooring, radiator, low level WC, pedestal wash hand basin a chrome mixer tap with tile splash back and mixer tap over, a fully tiled step in double shower cubicle housing a mains shower system, extractor fan.

Bedroom Four

13'7" max x 9'5" max (4.14m max x 2.87m max)

A rear aspect room with a UPVC double glazed window overlooking the rear garden, ceiling light, radiator.



Family Bathroom

A front aspect room with an obscure double glazed UPVC double glazed windows, ceiling spotlights, extractor fan, tiled flooring, part tiled walls, chrome heated towel rail, low level WC, vanity units incorporating wash hand basin with a chrome mixer tap and a large slipper style bath with a wall mounted chrome mixer tap over



Bedroom Five

10'7" max x 10'7" max (3.23m max x 3.23m max)

A front aspect room with a UPVC double glazed window with views towards The Mendip Hills, ceiling light, radiator.



Second Floor

At the top of this landing are two front aspect UPVC double glazed Velux windows, ceiling light, radiator, door to bedrooms two and three. This area would make a perfect office space.



Bedroom Two

14'6" x 10' 11" (4.42m x 3.05m 3.35m)

A lovely size dual aspect room with a front aspect UPVC double glazed window to the front offering lovely views of The Mendip Hills and a rear aspect UPVC double glazed Velux window to the rear, 2 radiators, ceiling light, loft hatch giving access to the roof space.



Garden

To the immediate rear of the property there is a patio/paved terrace with a walkway leading to the side pedestrian gate. This type of property has a very good size surrounding garden which is fully enclosed to all sides with brick walling and panel fencing. There is a lovely range of flower and shrub beds and borders throughout and a beautiful pond feature.



Bedroom Three/Guest Suite

11'10" max x 9'8" max (3.61m max x 2.95m max)

A front aspect room with a UPVC double glazed window offering views of The Mendip Hills, ceiling light, radiator, door to the en suite shower room.

A very good size and well maintained plot enclosed by fencing and featuring two patio areas directly outside the lounge and the kitchen double doors and a shingle stone area perfect for outdoor furniture, a large a lawn with flower, shrub and tree borders and a pathway taking you to the side where there is a pedestrian gate giving access to the driveway and garage. To the corner is an area which would be perfect for a shed or vegetable garden. There is also an outdoor tap and lighting.

En Suite Shower Room

A rear aspect UPVC double glazed Velux window, tile effect vinyl flooring, ceiling spotlights, ceiling fan, low level WC, pedestal wash hand basin with tile splash back, radiator, a good size fully tiled step in corner shower cubicle housing a mains shower system.





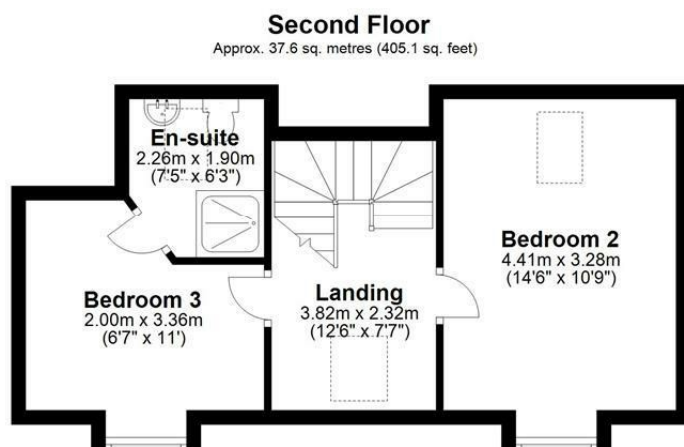
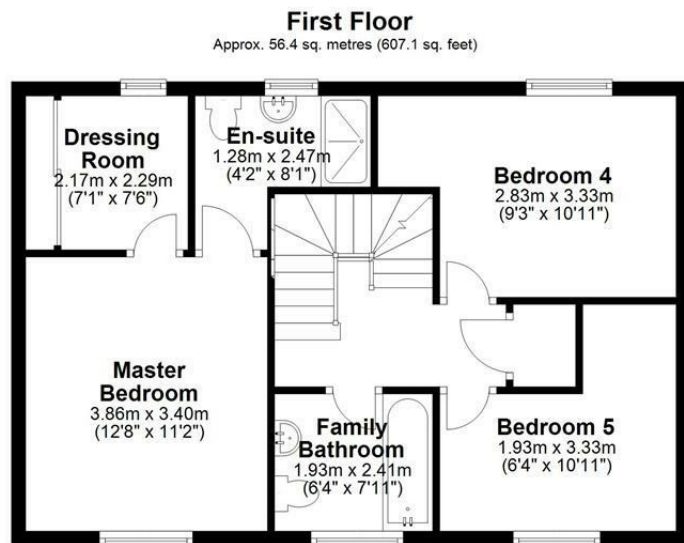
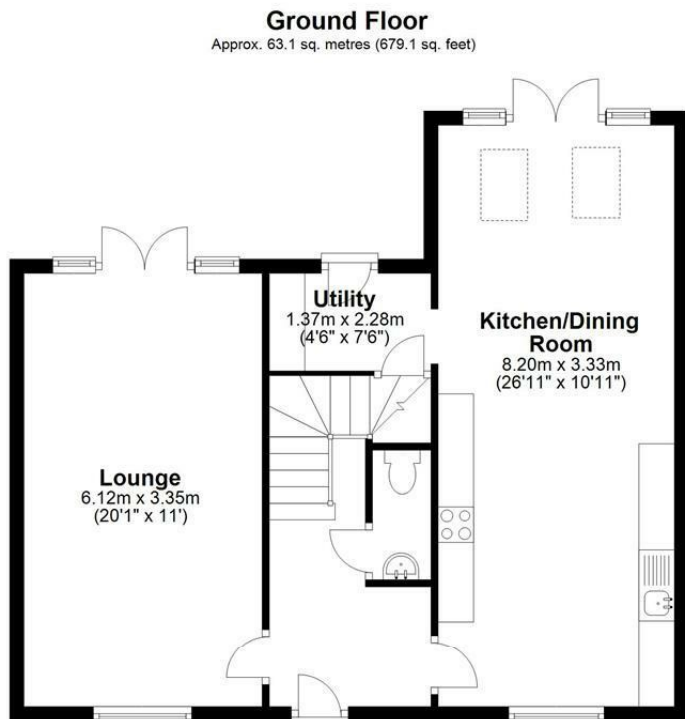
Front of Property

There is a lovely little low maintenance garden and driveway parking for at least two large vehicles and gated access to the rear garden. The driveway in turn gives access to the garage which has both power and lighting.

Ariel Shots







Total area: approx. 157.1 sq. metres (1691.3 sq. feet)

