

LAUREL & WYLDE

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



7 Silver Street, Cheddar, Somerset BS27 3LE £520,000

*** FOUR DOUBLE BEDROOM STONE COTTAGE *** BEAUTIFULLY PRESENTED THROUGHOUT ***
RETAINING PERIOD FEATURES *** EN SUITE SHOWER TO THE MAIN BEDROOM *** SITUATED IN THE HEART
OF THE DESIRABLE, OLDER PART OF CHEDDAR *** FABULOUS VIEWS *** LARGE KITCHEN/DINING
ROOM *** WALK IN PANTRY/UTILITY CUPBOARD *** SITTING ROOM WITH DOORS TO THE GARDEN ***
DOWNSTAIRS CLOAKROOM *** LARGE DRIVEWAY WITH OFF STREET PARKING FOR SEVERAL VEHICLES
*** GARAGE/WORKSHOP WITH WC *** ENCLOSED AND PRIVATE REAR GARDEN *** CLOSE TO ALL
AMENITIES AND SCHOOLS *** COUNCIL TAX BAND D *** EPC D *** FREEHOLD ***

Entrance

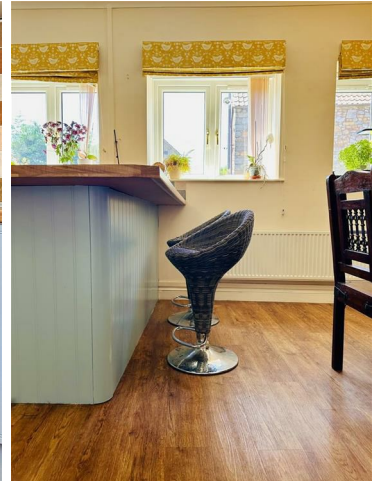
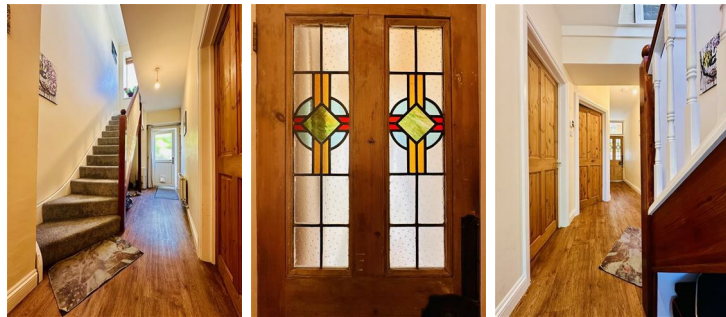
Access is via a UPVC door with inset obscure glazed panels leading straight into a porch.

Inner Hallway/Porch

Featuring wood effect laminate flooring, ceiling light, an original wooden door with inset stained glass panels with a glass panel above leading to the main hallway.

Hallway

Has wood flooring, two ceiling lights, doors to the kitchen/dining room, downstairs cloakroom and the sitting room, stairs to the first floor landing, radiator and a door to the garden.



Kitchen/Diner

A front aspect room with four UPVC double glazed windows, wood flooring, radiator. To the dining end is a ceiling light with three rotating spotlights, plenty of space for dining table and chairs.

To the kitchen end are base and eye level units with a rolled edge work surface over, one and a half bowl ceramic sink with a mixer tap over, space for a dishwasher, space for a cooker with an extractor hood over, Rayburn, space for a tall fridge/freezer, door to a large walk in pantry/utility cupboard, breakfast bar seating for up to four people. The pantry/utility area has ceiling light, vinyl flooring, space and plumbing for two appliances and houses the newly installed with a full warranty wall mounted boiler system.



Cloakroom

Has wood effect flooring, ceiling light, low level WC, wash hand basin with tile splashback, extractor fan.



Living Room

A rear aspect room with UPVC double glazed window and UPVC double doors to the garden, wood effect vinyl flooring, two ceiling lights each with three rotating spotlights, a feature brick built fireplace housing a cast iron gas effect stove sat on a stone hearth with a wooden mantle over, radiator, television point.



First Floor Landing

At the top of the landing are two rear aspect UPVC double glazed windows with views of The Mendip Hills, ceiling light, radiator, doors to bedrooms one, two and the family bathroom. This good size open landing could easily incorporate an office area.



Bathroom

A side aspect room with two obscure with UPVC double glazed windows, wood effect vinyl flooring, ceiling light, radiator, WC with hidden cistern, a wash hand basin with mixer tap over and vanity cupboard underneath and additional cupboard to the side, panel enclosed bath, a step in corner shower cubicle housing an electric shower, extractor fan, ceiling light, floor to ceiling storage cupboards.





Main Bedroom

A front aspect room with two UPVC double glazed windows, ceiling light, radiator, door to the en suite shower room.



En Suite Shower Room

A side aspect room with a UPVC double glazed window, ceiling spotlights, ceiling light, vinyl flooring, low level WC, wash hand basin with vanity cupboard underneath, a step in shower enclosure housing shower system.



Bedroom Two

A front aspect room with a UPVC double glazed window, ceiling light, radiator.



Second Floor Landing

On approach is a storage cupboard. At the top of the landing is a ceiling light, Velux window, doors to bedrooms three and four and an access to the loft area.

Bedroom Three

A front aspect room with a UPVC double glazed window offering lovely views of the Mendip Hills and a Velux window in an apex roof, radiator.



Bedroom Four

A rear aspect room with a UPVC double glazed window and Velux window, apex roof with original ceiling beam, ceiling light, radiator, television point.



Outside

To the rear of the property is an enclosed patio area with steps leading to the parking and garden. There is a shingle stone area and a driveway where there is off street parking for 3/4 cars. A path takes you to the very private and beautiful rear garden which has a lawn area and is enclosed to all sides by flower, shrub and tree bed borders. There is also a greenhouse and a potting shed





Garage/Workshop

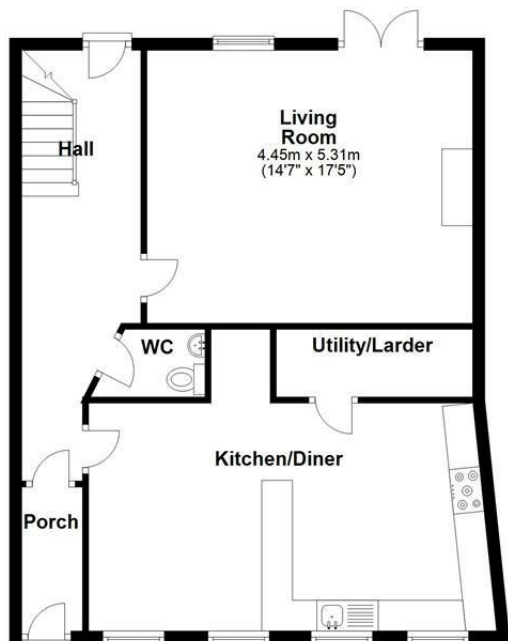
Has an up and over door one side and an adjacent pedestrian door the other. Within the garage there is a cloaks area which has a WC and a pedestal wash hand basin. There is a wooden glazed window to the rear and ceiling strip lights.

Parking



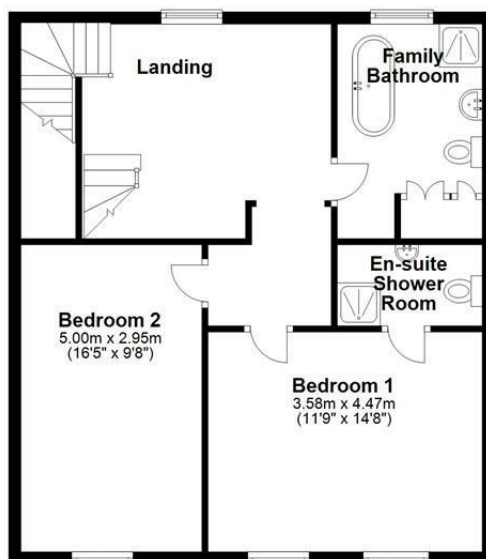
Ground Floor

Approx. 70.2 sq. metres (756.1 sq. feet)



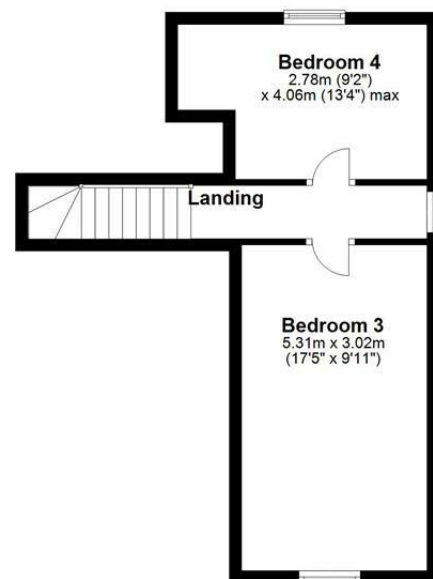
First Floor

Approx. 64.6 sq. metres (695.7 sq. feet)



Second Floor

Approx. 31.5 sq. metres (339.0 sq. feet)



Total area: approx. 166.4 sq. metres (1790.8 sq. feet)

