

LAUREL & WYLDE

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



Chimes Glanville Road, Wedmore, BS28 4AD Offers over £650,000

*** VENDORS ARE EXTREMELY MOTIVATED TO SELL AND HAVE NOW DROPPED THE PRICE OF THIS FABULOUS HOME BY £200,000!!!! *** EXTREMELY DECEPTIVE & SPACIOUS FAMILY HOME WITH OVER 2,000 SQ/FT OF ACCOMMODATION *** GENEROUS REAR GARDEN WITH SHEDS *** GARAGE AND OFF STREET PARKING *** LIVING ROOM & DINING ROOM *** KITCHEN & HUGE UTILITY ROOM / 3RD RECEPTION ROOM *** CONSERVATORY *** FOUR BEDROOMS *** MASTER EN-SUITE SHOWER ROOM *** FAMILY BATHROOM *** NO ONWARD CHAIN ***

Entrance Hall

Spacious area with coved ceiling, feature hanging light with a ceiling rose, radiator, doors to the living room, dining room and inner hallway.



Inner Hallway

Ceiling light, original flagstone flooring, doors to the kitchen/breakfast room, and cloakroom, second inner hallway.



Dining Room

Another good sized front to back room with a front aspect wooden glazed sliding sash windows with secondary glazing, UPVC double glazed window, feature ceiling light with ceiling rose, radiator, built in storage unit, another stone built fireplace with an inset living flame gas fire.



Sitting Room

A good sized light and airy front aspect room with wooden glazed sash windows with secondary glazing, coved ceiling, feature ceiling light with ceiling rose, radiator, feature stone built fireplace with inset living flame gas fire.



Cloakroom

A side aspect room with obscure UPVC double glazed window, ceiling light, wood effect vinyl flooring, low level, wc, wash hand basin, tiled splashbacks.



Kitchen/Breakfast Room

A rear and side aspect room with wooden glazed windows, ceiling light feature with four rotating spotlights, feature hanging light, tiled flooring, steps leading up to the conservatory. Fitted with a range of granite effect work surfaces, inset one and half bowl sink with adjacent drainer and mixer tap, integrated dishwasher, bosch oven with four ring induction hob, extractor hood over, tall fridge freezer, space for dining table and chairs. Also a wall mounted British Gas installed gas fired combination boiler system.



Sun Room

A rear aspect room, brick and UPVC construction, with a pitch roof, central ceiling light, tiled flooring.



En-Suite

Ceiling light, extractor fan, radiator, low level wc, wash hand basin, part tiled walls, step in glazed and tiled shower enclosure with a wall a mounted electric shower system over.



Reception Hall

Very spacious useful room with UPVC double glazed French doors and window, this area could be used as a secondary kitchen or Utility room, ceiling spotlights, stairs leading to first floor landing with understairs storage cupboard, laminate wooden flooring, two storage cupboard, base and eye level units with granite effect rolled edge work surfaces, radiator.



View From Main Bedroom



Landing

Two ceiling lights, loft hatch giving access to roof space, doors to bedrooms one, two, three, four, the family shower room and a large airing/storage cupboard.

Main Bedroom

Front aspect room with wooden glazed sliding sash windows with secondary glazing, offering great views towards the Church, ceiling light, radiator, door into the en-suite.



En-Suite



Bedroom Two

A front aspect room with wooden double glazed sash window with secondary glazing, offering great views towards the Church, ceiling light, radiator, feature original fireplace (currently not in use), built in wardrobes.



View From Bedroom Two



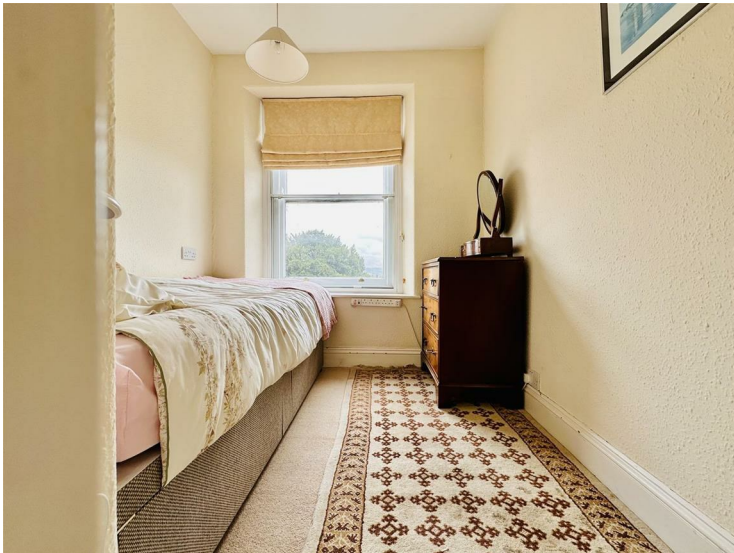
Bedroom Three

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



Bedroom Four

A front aspect room with a wooden sash window, offering great views towards the Church, ceiling light, radiator, built in wardrobes.



Family Shower Room



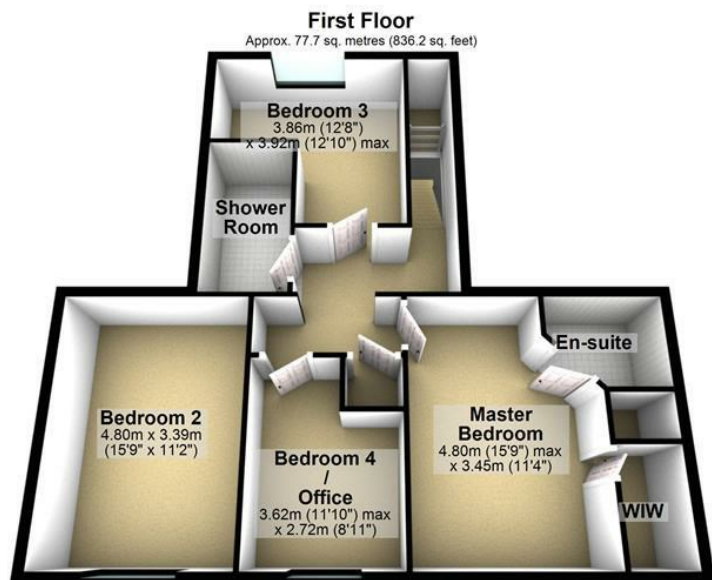
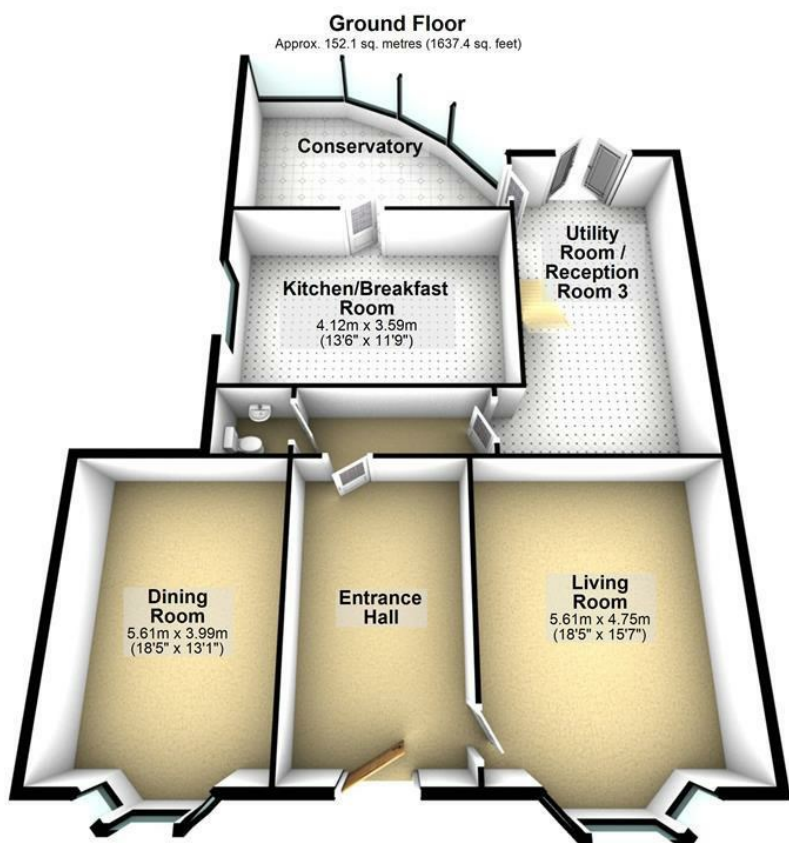
Rear Garden





Garage and Parking





Total area: approx. 229.8 sq. metres (2473.6 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		
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