

LAUREL & WYLDE

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



2 Norville Close, Cheddar, BS27 3JY £325,000

*** THREE BEDROOM DETACHED BUNGALOW *** GARAGE *** OFF STREET PARKING FOR UP TWO CARS ***
CORNER PLOT *** SUMMER HOUSE IN THE GARDEN *** KITCHEN/BREAKFAST ROOM *** LIVING ROOM *** VERY
QUIET LOCATION AND WALKING DISTANCE TO THE CENTRE OF CHEDDAR *** EPC E *** COUNCIL TAX BAND C
*** FREEHOLD *** NO ONWARD CHAIN ***

This three bedroom bungalow is nestled in a peaceful corner of a cul-de-sac well away from any main road. This small corner plot provides a manageable outdoor space and has the added benefit of a larger than average garage. The location is perfect as it is a short walking distance to the centre of Cheddar and its many amenities.

Entrance Porch

Access to the property is via a UPVC door with inset obscure window to the porch which has tiled flooring, ceiling light, door straight into the hallway.

Hallway

Ceiling light, radiator, door to the bedrooms, the living room and the kitchen/breakfast room.

Kitchen/Breakfast Room

A rear and side aspect room with a UPVC double glazed window to the side and a wooden double glazed window to the front, ceiling light, vinyl flooring, radiator, fitted with base and eye level units with stainless steel sink with adjacent drainer and mixer tap over, eye line double oven and grill, gas four ring hob with extractor hood above. space for a fridge/freezer, space for a table and chairs, wooden door to a rear porch.



Bedroom One

A front aspect room with UPVC double glazed window, ceiling light, radiator, built in wardrobe and drawers.



Living Room

A rear and side aspect room with a UPVC double glazed window to the side and large sliding patio doors opening to the garden, ceiling light, radiator, feature fireplace.

Bedroom Two

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



Bedroom Three (Currently used as a dining room)

A front aspect room with a UPVC double glazed window, ceiling light, radiator, airing cupboard (with automatic light, shelving and radiator).



Bathroom

A side aspect room with UPVC double glazed window, ceiling light, radiator, WC, wash hand basin, shower housing a mains shower, extractor fan.



Rear Garden

There is a large patio area with a side path to one side of the bungalow allowing access to the driveway. There is a lawn area to the other side with flower and shrub bed borders and a summerhouse. There is a side door to the garage, as well as a wrought iron gate giving pedestrian access to the front.



Front of Property

To the front of the property you will find off street parking for three cars as well as a garage.

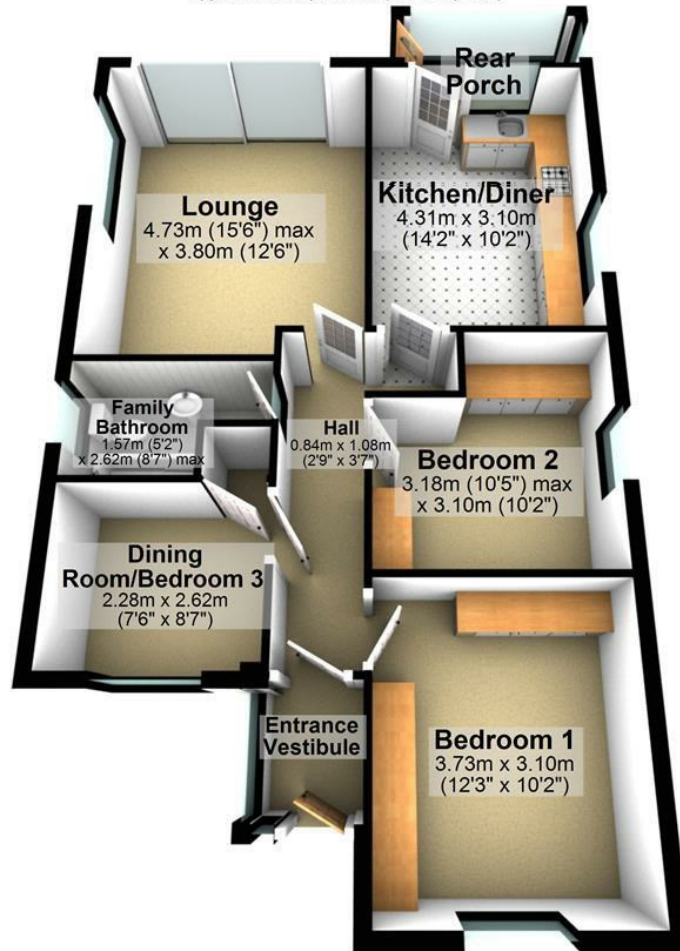


Garage

Access is via a metal up and over door to this larger than average garage which has both power and lighting and a door giving access to the garden.

Ground Floor

Approx. 74.5 sq. metres (802.0 sq. feet)



Total area: approx. 74.5 sq. metres (802.0 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	70

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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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	