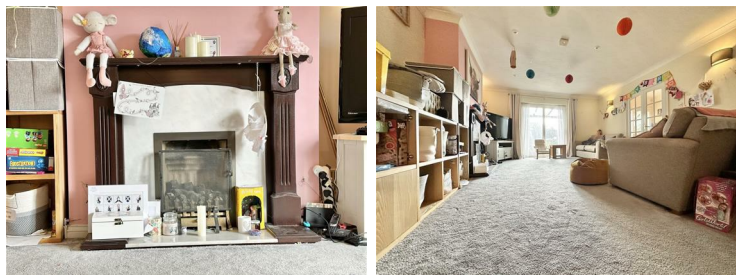# Bay Tree House The Bays, Cheddar, BS27 3QW
£535,000

*** LARGE FOUR BEDROOM DETACHED HOUSE *** PRIME LOCATION WITH VIEWS *** LIVING ROOM *** DINING ROOM *** KITCHEN *** UTILITY *** DOWNSTAIRS CLOAKROOM *** EN SUITE TO THE MAIN BEDROOM *** GOOD SIZE PLOT *** GARAGE *** PLENTY OF OFF STREET PARKING *** WALKING DISTANCE TO ALL LOCAL SCHOOLS AND AMENITIES *** SCOPE TO EXTEND *** EPC D *** COUNCIL TAX BAND E *** FREEHOLD ***

Entrance Porch

Access to the property is via a UPVC door with a side obscure full length panel, leading straight into the Porch which has tiled flooring, ceiling light, radiator, glazed door to the hallway.
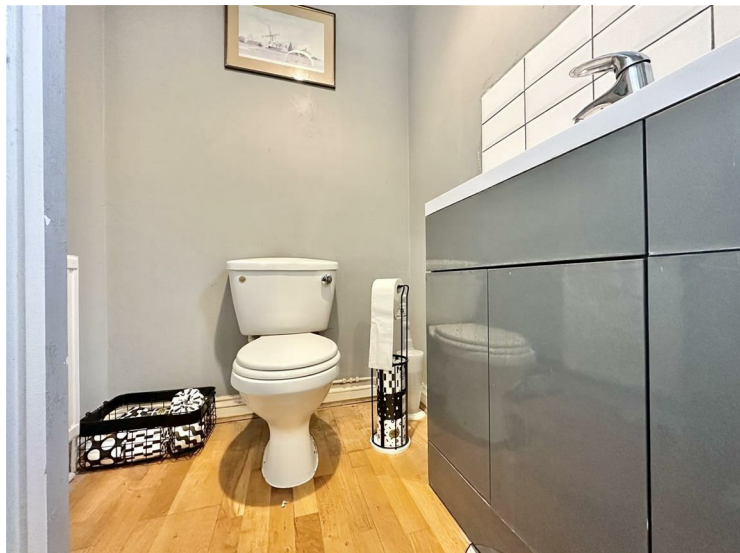
Hallway

Wood effect vinyl flooring, ceiling light, two radiators, doors to the downstairs cloakroom, storage cupboard, understairs storage cloaks cupboard, glazed doors to the lounge, steps leading to the kitchen and the first floor landing.

Cloakroom

Featuring wood effect laminate flooring, low level WC, wash hand basin with vanity cupboard underneath.

Dining Room
11'9 x 11'3 (3.58m x 3.43m)

Ceiling light, radiator, wood effect laminate flooring, sliding patio doors to the garden, door to the Kitchen.

Lounge
18'7 x 15'9 (5.66m x 4.80m)

Is a front aspect room with sliding patio doors to the front garden, ceiling spotlights, radiator, feature open fireplace sat on a wooden hearth, television point, steps leading up to the dining area.

Kitchen
11'9 x 10' (3.58m x 3.05m)
Is a rear aspect room with a wooden double glazed window, ceiling spotlights, radiator, vinyl flooring, fitted with base and eye level units with rolled edge work surface over, two bowl sink with mixer tap over, eye level double oven and gril, gas four ring hob with extractor hood above, space for an American style fridge freeze, door to the utility.

Utility Room
Is a rear aspect room with a UPVC door with glazed panel, vinyl flooring, ceiling light, fitted with base units with rolled edge work surface, stainless steel sink with mixer tap over, wall mounted Valiant boiler, radiator, space and plumbing for appliance.

Landing
On approach to the landing is a side aspect wooden double glazed window. At the top of the landing is a loft hatch giving access to roof space, ceiling light, doors to two of the bedrooms, additional steps up to the top which has ceiling light, large storage cupboard, doors to bedroom three and four and the family bathroom.

Master Bedroom
11'8 x 11'3 (3.56m x 3.43m)
Is a front aspect room with a UPVC double glazed window, ceiling light, radiator, built in wardrobe and cupboard, door to en-suite shower room.

En-Suite Shower Room
Is a fully tiled room, with radiator, side aspect obscure wooden double glazed window, ceiling spotlights, low level WC, wash hand basin with vanity cupboard underneath, step in shower enclosure.

Bedroom Two
11' x 8'9 (3.35m x 2.67m)
Is a front aspect room with a UPVC double glazed window, ceiling light, radiator, built in wardrobe, wood effect laminate flooring.

Bedroom Three
11' x 8'9 (3.35m x 2.67m)

Is a rear aspect room with a wooden double glazed window, ceiling light, radiator, built in double wardrobe.

Bedroom Four
11'3 x 8'10 (3.43m x 2.69m)

Is a rear aspect room with wooden double glazed window, ceiling light, radiator, wood effect laminate flooring.

Family Bathroom

Tiled flooring, rear aspect obscure double glazed window, ceiling light with rotating spotlights, wash hand basin, low level WC, P shaped bath with mains shower system to one end with shower screen.

Rear Garden

Has a patio area, lawn area, a picket gate with shingle stones and steps leading to a second tier and second patio, with flower shrub and tree borders, steps to the very rear of the garden where you will find a shed, trees and shrubs, space for patio furniture.
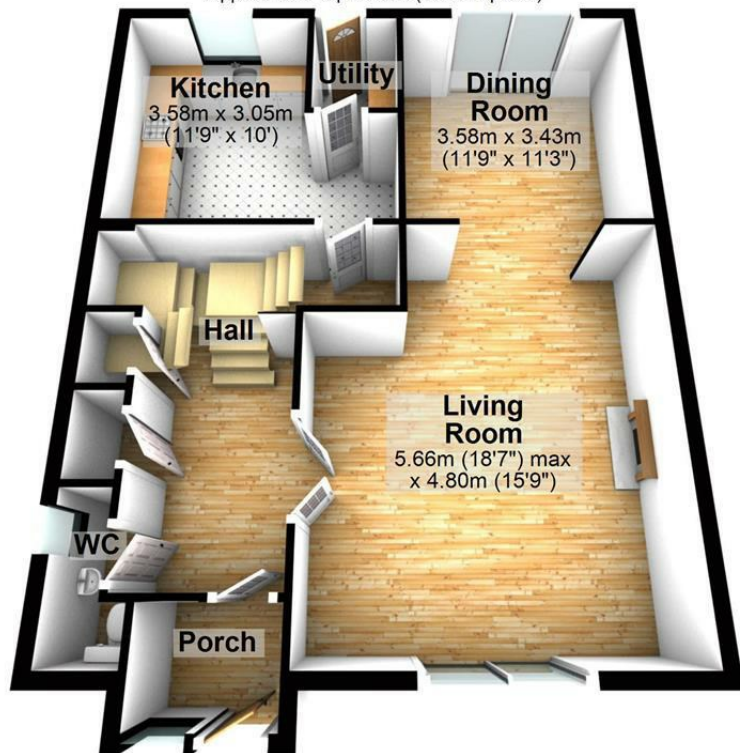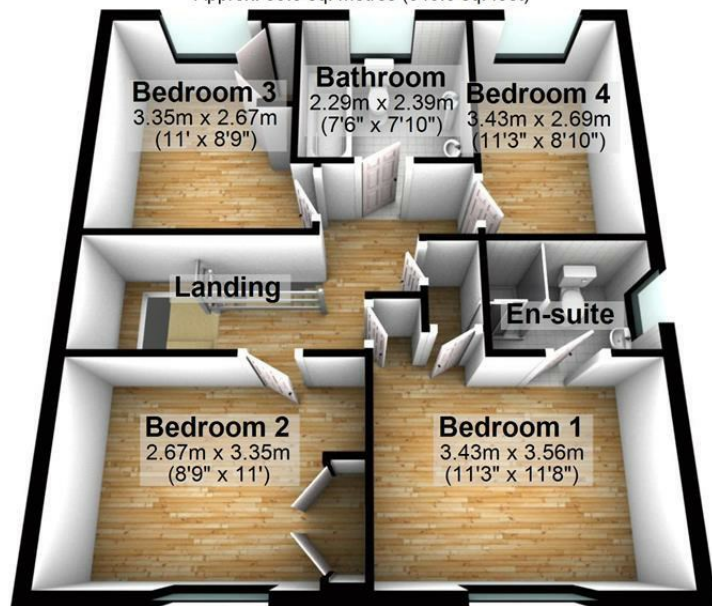
Front Garden

Ground Floor
Approx. 72.7 sq. metres (782.0 sq. feet)

Kitchen
3.58m x 3.05m
(11'9" x 10')

Utility

Dining Room
3.58m x 3.43m
(11'9" x 11'3")

Hall

Living Room
5.66m (18'7") max
x 4.80m (15'9")

WC

Porch

First Floor
Approx. 59.5 sq. metres (640.6 sq. feet)

Bedroom 3
3.35m x 2.67m
(11' x 8'9")

Bathroom
2.29m x 2.39m
(7'6" x 7'10")

Bedroom 4
3.43m x 2.69m
(11'3" x 8'10")

Landing

En-suite

Bedroom 2
2.67m x 3.35m
(8'9" x 11')

Bedroom 1
3.43m x 3.56m
(11'3" x 11'8")

Total area: approx. 132.2 sq. metres (1422.6 sq. feet)

2 Bath Street, Cheddar, Somerset, BS27 3AA
Tel: 01934 742966
enquiries@laurelandwylde.co.uk
www.laurelandwylde.co.uk

LAUREL & WYLDE
E S T A T E   A G E N T S