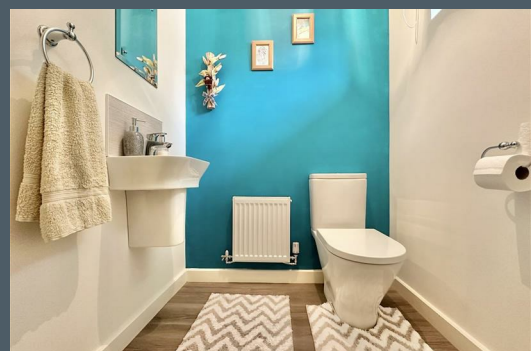


LAUREL & WYLDE

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



3 Goosander Grove, Cheddar, Somerset BS27 3FY £445,000

*** IMMACULATE FOUR DETACHED ON THE EXTREMELY POPULAR BLOOR HOMES SITE *** BEAUTIFULLY PRESENTED THROUGHOUT WITH MANY UPGRADES ALREADY INCLUDED *** LIVING ROOM *** KITCHEN/DINING ROOM *** UTILITY SPACE *** EN SUITE TO THE MAIN BEDROOM *** FAMILY BATHROOM *** ALL WINDOWS FITTED WITH INTEGRATED BLINDS *** SOUTH FACING GARDEN *** WALKING DISTANCE TO ALL AMENITIES AND OUTSTANDING SCHOOLS *** ELECTRIC CAR CHARGING POINT *** WALKING DISTANCE TO RESERVOIR AND STRAWBERRY LINE *** FREEHOLD *** EPC B *** COUNCIL TAX BAND E ***

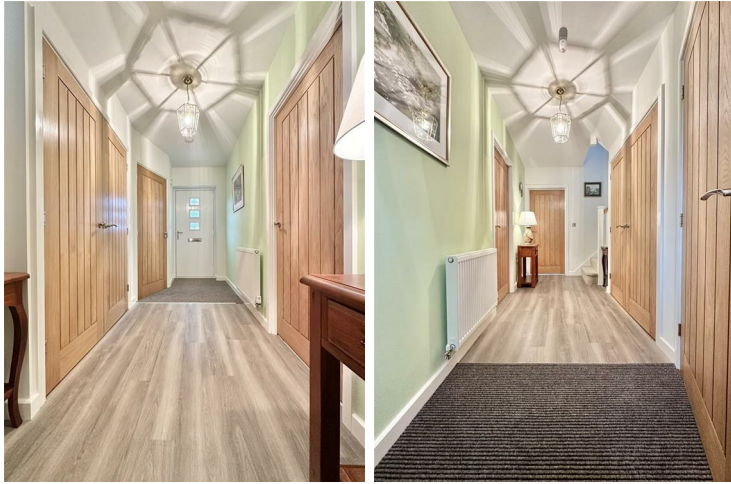
Entrance

Accessed via a double glazed composite door with inside fitted doormat, ceiling light, stairs leading to first floor landing, radiator, Amtico flooring, double doors to a utility cupboard with a space and plumbing for washing machine, tumble dryer, wooden rolled edge work surface over and a wall mounted Ideal gas fired boiler system. Further doors to the living room, Kitchen and cloakroom.



Utility Space

A very useful area accessed via double wooden doors in the hallway, space and plumbing for a washing machine and a tumble dryer with a rolled edge work surface over. This space houses the wall mounted Ideal boiler system, the fuse box and a high speed internet modem. A really useful space for also keeping your washing etc.



Cloakroom

A front aspect room with an obscure UPVC double glazed window, ceiling light, wood effect amtico flooring, low level wc, wash hand basin, radiator.



Living Room

A front aspect room with UPVC double glazed window facing the neighbouring park, with ceiling light, radiator.



Kitchen/Family Room

A lovely light and airy full width rear aspect room with UPVC double glazed windows and UPVC double French doors with fitted mat leading out to the rear terrace and gardens, ceiling spotlights and ceiling light, two radiators, wood effect Amtico flooring, ample space for dining table and chairs, a fully moveable central breakfast bar island. Main kitchen has been fitted with a range of base and eye level units with square edge work surfaces and under counter lighting, one and half bowl sink, tiled splashbacks, integrated fridge/freezer, AEG double oven, a matching AEG four ring induction hob with glass splashback with a stainless steel extractor hood over.



First Floor Landing

Ceiling light, loft hatch giving access to roof space (which has been part boarded and has a drop down ladder), side aspect UPVC double glazed window, doors to bedrooms one, two, three, four and the family bathroom.





Main Bedroom

A rear aspect room with a UPVC double glazed window, ceiling light, radiator, luxury built full height mirrored double wardrobes, door to the en-suite shower room.



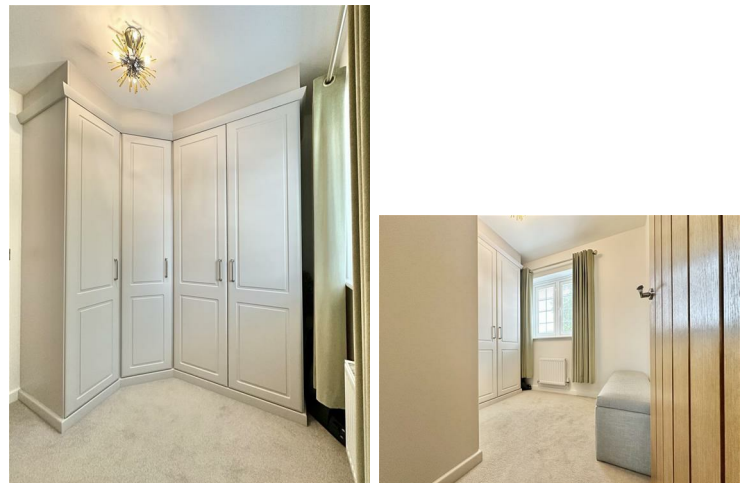
Bedroom Three

A rear aspect UPVC double glazed window, ceiling light, radiator, fitted with high quality wardrobes with built in shelving and hanging space. The wardrobes can be professionally removed and the room restored to full size with carpet if the wardrobes were not required.



En-Suite Shower Room

A rear aspect room with an obscure UPVC double glazed window, ceiling spotlights, extractor fan, radiator, Amtico flooring, low level WC, wash hand basin with vanity drawers underneath, tiled splashbacks, large glazed and tiled shower enclosure with wall mounted mains shower system over.



Bedroom Two

A front aspect room with a UPVC double glazed window overlooking the neighbouring park and The Mendip Hills, ceiling light, radiator.



Bedroom Four

A front aspect room with a UPVC double glazed window, views of the park and Mendip Hills, ceiling light, radiator, again fitted with high quality built in custom made wardrobes with shelving, hanging space and drawers. The wardrobes can be professionally removed and the room restored to full size with carpet if the wardrobes were not required.



Family Bathroom

A side aspect room with an obscure UPVC double glazed window, ceiling spotlights, extractor fan, wood

effect Amtico flooring, panel enclosed bath with tiled surround, chrome mixer tap and hand held shower attachment over, low level WC, wash hand basin with vanity drawers underneath, tiled splashbacks, glazed and tiled shower enclosure with a wall mounted mains shower system over, heated towel rail.



Front of Property

There is a low maintenance garden with a patio/walkway to the front door, security lighting, electric car charging point, outside tap, a good sized tarmac drive with parking for at least two large vehicles leading up to the detached brick built garage which has an up and over door, pitched and tiled roof, power and lightning.



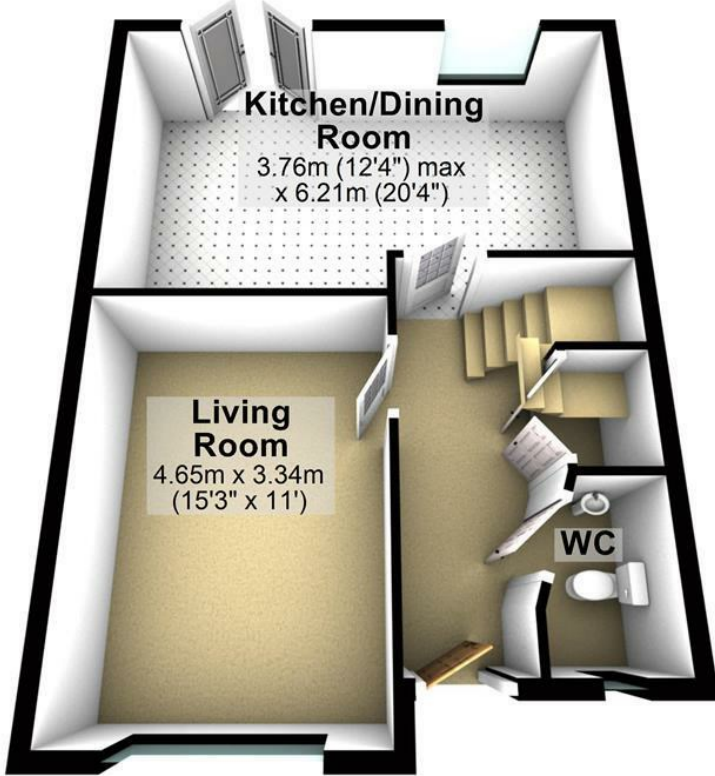
Garden

A beautiful south facing garden, predominantly laid to lawn, extra large patio, a shed for storage, flower borders, security lighting and an outdoor electrical socket.



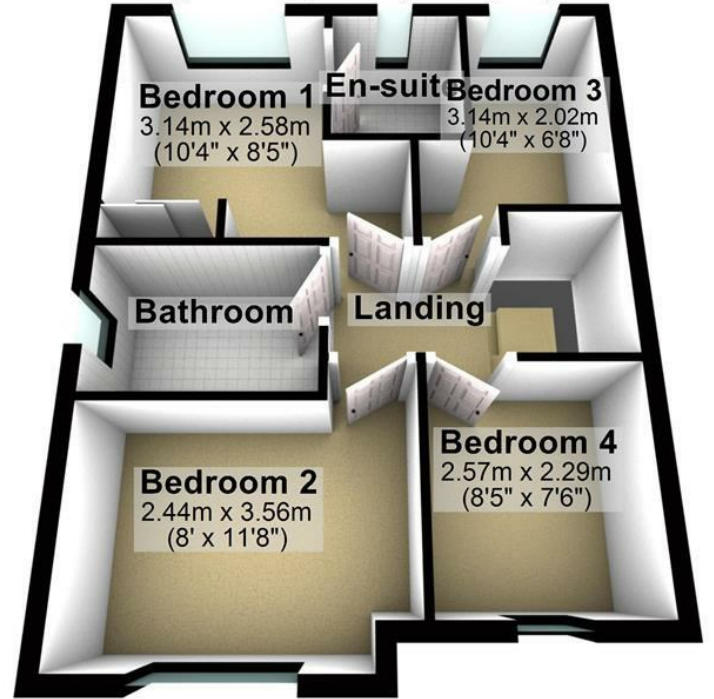
Ground Floor

Approx. 51.0 sq. metres (549.0 sq. feet)



First Floor

Approx. 44.1 sq. metres (475.1 sq. feet)



Total area: approx. 95.1 sq. metres (1024.1 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		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	