

LAUREL & WYLDE

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



3 Hill View Road, Axbridge, Somerset BS26 2XJ £375,000

*** STUNNING PROPERTY WITH SO MUCH TO OFFER!! *** THREE GOOD SIZE BEDROOMS *** LIVING ROOM OPENING TO A LARGE GARDEN/FAMILY ROOM *** KITCHEN/DINING ROOM *** UTILITY *** DOWNSTAIRS SHOWER ROOM *** FAMILY BATHROOM *** GOOD SIZE GARDENS TO THE FRONT AND REAR *** SUMMERHOUSE *** INCREDIBLE VIEWS LOOKING DIRECTLY AT THE FAMOUS 'CROOK PEAK' *** QUIET VILLAGE LOCATION *** WALKING DISTANCE TO THE COMMUNITY RUN SHOP AND CAFE *** STUNNING WALKS AND LOVELY VILLAGE PUBS ON YOUR DOORSTEP *** EPC E *** COUNCIL TAX BAND C *** FREEHOLD ***

Access

Access to the property via a UPVC door leading straight into the hallway.

Entrance Hall

Ceiling light, tiled flooring, radiator, opening into the living room and kitchen/dining room.



Garden/Family Room

22'3 x 9'5 (6.78m x 2.87m)

What an amazing addition to the house. It has wood effect vinyl flooring, wall lights, radiator. There are two Velux roof lights, double glazed doors out to the rear garden. There is a feature 'Scandinavian' style free-standing cast-iron wood burning stove sat on a slate hearth.

Living Room

16'5 x 11'6 (max) (5.00m x 3.51m (max))

A dual aspect room with UPVC front aspect window giving the most spectacular views over the Mendip Hills and direct view of Crock Peak, wood flooring, wall lights, radiator, a feature stone built fireplace with a cast iron wood burning stone. A large opening into the family room.





Kitchen/Dining Room

11'5 x 7'4 (3.48m x 2.24m)

It is a dual aspect room with a UPVC front aspect window giving the most spectacular views over the Mendip Hills and direct view of Crock Peak. It has a UPVC double glazed window to the kitchen. The dining end of the room; there is wood flooring, ceiling light, radiator, door to a utility area, this room also houses the integrated fridge freezer, there is a large opening with a wooden beam above into the kitchen area. The kitchen has tiled flooring, four ceiling lights, radiator, fitted with base and eye level units with a granite worktop and splash backs, integrated dishwasher, built in sink with mixer tap over, a cooker with a 4-ring electric hob, extractor hood above. There is an opening leading to the first-floor landing.



Dining Area

11'5 x 8'9 (3.48m x 2.67m)





First Floor Landing

Wood effect flooring, ceiling light, a rear aspect UPVC glazed window giving amazing views, loft hatch giving access to the roof space, doors to the bedrooms, shower room and airing cupboard (with shelving).



Utility Room

12'2 (max) x 8'9 (3.71m (max) x 2.67m)

This is a rear and side aspect room with UPVC doubled glazed window, tiled flooring, ceiling light, loft hatch giving access to the roof space, two radiators, door to the downstairs shower room opening into the sink and shelving area and wooden glazed door leading to the garden. The utility has base and eye level units with a worktop, space for two appliances that are currently the washing machine and tumble drier. There is a sink with a mixer tap with a cupboard underneath with shelving.



Shower Room

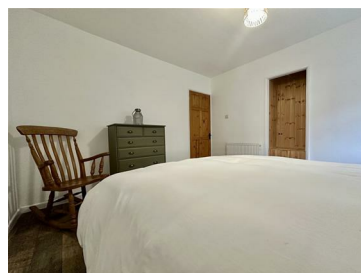
It is a front aspect room with a UPVC double glazed window with amazing views, wood effect tiled flooring, radiator, ceiling light, low level WC, pedestal wash hand basin, a step-in shower cubicle housing a mains shower system.



Main Bedroom

11'9 x 11'5 (3.58m x 3.48m)

A rear aspect room with UPVC double glazed window with views of the beautiful garden, ceiling light, radiator, wood effect laminate flooring.





Bedroom Two

14'8 x 8'1 (4.47m x 2.46m)

A rear aspect room with UPVC double glazed window, ceiling light, radiator, built in open cupboard with shelving.



Bedroom Three

8'6 x 8'1 (2.59m x 2.46m)

A front aspect room with UPVC double glazed window offering again the amazing views of the Mendips, ceiling light, radiator, wood effect laminate flooring



Family Bathroom

8'6 x 4'5 (2.59m x 1.35m)

A front aspect room with a UPVC double glazed window, wood effect laminate flooring, ceiling light, ladder style radiator, low level wc, pedestal wash basin, panel enclosed bath.



Front Garden

Enclosed to all side by hedges, there is a large lawn area with trees, a small pond and a pathway with a shrub border leading straight to the front door. There is a patio which is the perfect spot for al fresco dining and to take in the beautiful views!



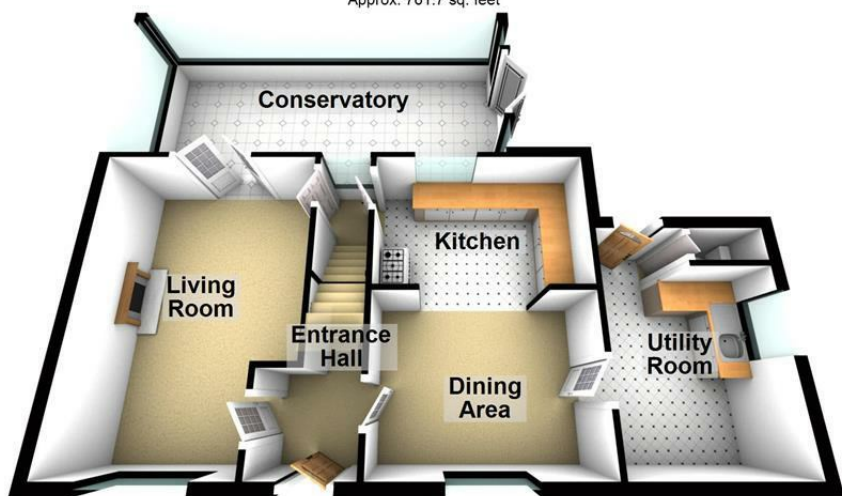
Rear Garden

There is a patio area directly from the garden room. The garden is broken up into three tiers with step leading to the first tier which is a gravel area and houses a log store. The steps continue to the lawn area which has flower and shrub bed borders, stepping stones lead to the very rear of the garden and take you to the decking area which houses the summer house. This decked area is a good space for furniture as it has the most incredible view from here! There is an outdoor light. The summer

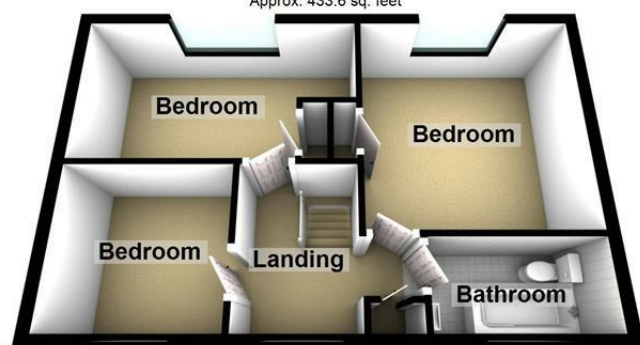
house has both power and lighting. To the very rear is a rockery with well established plants. There is also a shed for storage.



Ground Floor
Approx. 761.7 sq. feet



First Floor
Approx. 433.6 sq. feet



Total area: approx. 1195.3 sq. feet

