

LAUREL & WYLDE

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



15 Round Oak Grove, Cheddar, BS27 3BW £475,000

*** LARGE DETACHED FOUR BEDROOM *** VERY DESIRABLE ROAD *** LARGE ENTRANCE HALL *** DOWNSTAIRS CLOAKROOM *** LIVING ROOM *** DINING ROOM *** KITCHEN OPENING OUT TO A LARGE CONSERVATORY/GARDEN ROOM *** LARGE UTILITY/BOOT ROOM *** ENSUITE TO THE MAIN BEDROOM *** FOUR DOUBLE BEDROOMS *** FAMILY BATHROOM *** VIEWS OF THE MENDIP HILLS *** LARGE ENCLOSED REAR GARDEN *** DRIVEWAY PARKING FOR FOUR VEHICLES *** GARAGE *** EPC C *** COUNCIL TAX BAND *** FREEHOLD ***

This light and spacious family home has much to offer. The layout features four generous size bedrooms, with an en suite to the main and built in wardrobes in bedrooms one and two. The kitchen flows into a beautiful, large conservatory/garden room and there is a separate dining room perfect for entertaining. A large, useful utility/boot room is a great addition and perfect for storage. This home is just a short walk away to the local schools and amenities thanks to a convenient cut through away from any busy roads.

Entrance

Access to the property is via a wooden door straight into the hallway.

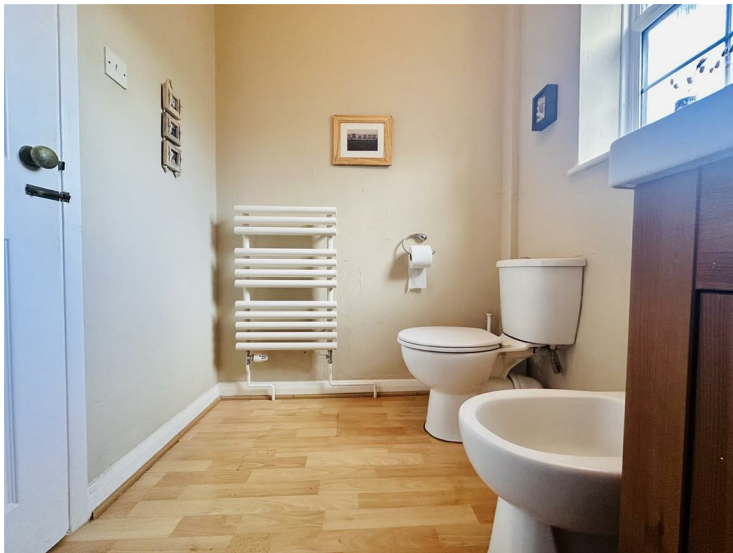
Hallway

This generous size entrance hall features wood flooring, radiator, ceiling light, doors to the living room, the downstairs cloakroom, kitchen, stairs to the first floor landing.



Cloakroom

Has a side aspect obscure UPVC double glazed window, wood effect laminate flooring, ceiling light, radiator, low level WC, wash hand basin with a vanity cupboard underneath, bidet.



Living Room

A front aspect room with a UPVC double glazed bay fronted window, two ceiling lights, wood flooring, large radiator, wooden glazed louvre doors to the dining room.



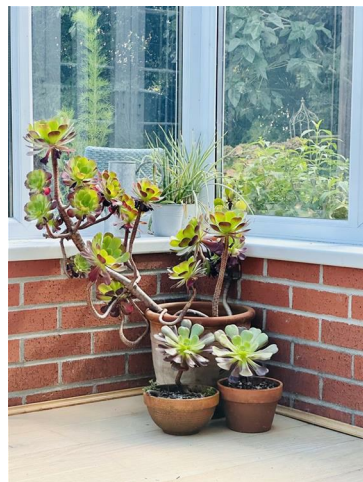
Dining Room

A rear aspect room with UPVC double French doors with two UPVC windows either side to the garden, wood flooring, ceiling light, radiator and door to the kitchen.



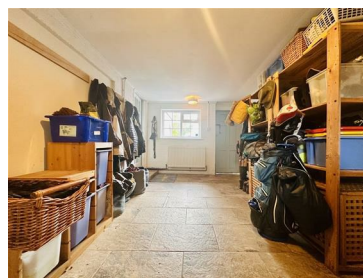
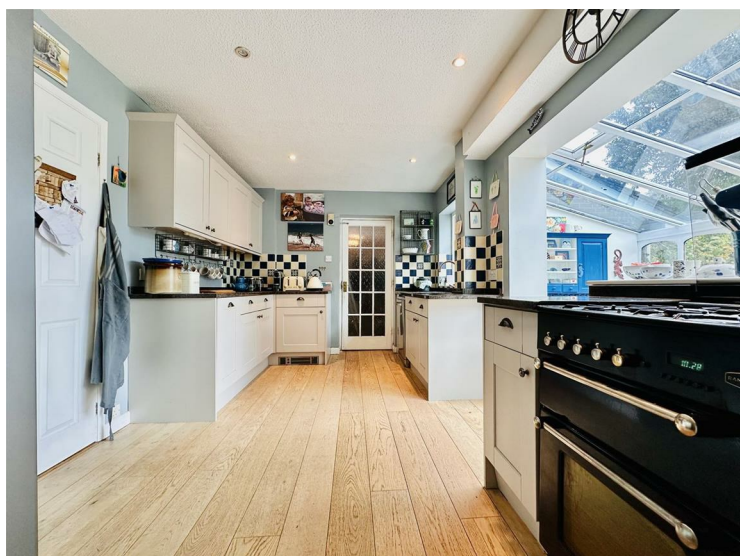
Kitchen

A rear aspect room with a wooden double glazed window and a large opening to a conservatory/garden room, engineered solid wood flooring, ceiling spotlights, plinth heater, wooden glazed door to the utility/boot room. The kitchen has been fitted with base and eye level units with a square edge granite worktop over, built in stainless steel sink, A Rangemaster cooker with 5 gas hob rings and two electric ovens, space for a dishwasher, space for a large American style fridge freezer.



Utility/Boot Room

A dual aspect room with UPVC double glazed windows to the front and rear, a wooden door to the front driveway and a door to the garage, tiled flooring, ceiling light, radiator, wall mounted boiler, base and eye level units with a rolled edge worktop over, space and plumbing for two appliances (which are currently the washing machine and a tumble dryer), one bowl stainless steel sink with a mixer tap over over.



Landing

On approach to the landing is a large picture window letting in plenty of light and offering views of The Mendip Hills. At the top of the landing is a ceiling light, loft hatch giving access to the roof space, doors to all bedrooms, the bathroom and the large airing cupboard (which houses the hot water tank and has shelving).

Conservator/Garden Room

A great addition to the house that flows from the kitchen letting in plenty of light. A low wall construction with UPVC double glazed windows, a glazed UPVC door to the garden and a glass roof with two roof windows, engineered solid wood flooring, radiator, three wall lights.



Bedroom One

Featuring two front aspect UPVC double glazed windows, ceiling light, radiator, wood effect laminate flooring, double doors to a built in wardrobe which has both hanging rail and shelf above, door to an en suite bathroom.



En Suite Bathroom

Vinyl flooring, ceiling spotlights, corner wash hand basin, low level WC and a step in shower enclosure housing a mains shower system.



Bathroom

A side aspect room with an obscure UPVC double glazed window, ceiling spotlights, ceiling fan, vinyl flooring, low level WC, wash hand basin with a vanity cupboard underneath, a P shaped panel enclosed bath with a shower screen to one end housing a main shower system.



Bedroom Two

A rear aspect room with a UPVC double glazed window giving great views of The Mendip Hills, ceiling light, radiator, two large sets of built in wardrobes to the whole of one wall.



Bedroom Three

A rear aspect room with a UPVC double glazed window again giving lovely views of The Mendip Hills, ceiling light, radiator.



Bedroom Four

A front aspect room with two UPVC double glazed windows, ceiling light, radiator.



Rear garden

Enclosed to all sides by well established hedges, this generous size gardens is both private and secure. There is a large lawn area with flower, shrub and tree borders and a large patio, perfect for housing garden furniture. A pergola takes you to a shingle stone area which in turn gives access to the garage. To the other side of the property is a walkway which could give access to the front driveway.

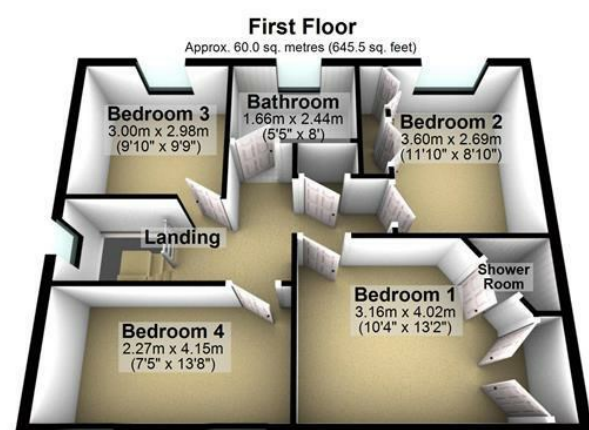


Front of Property

A lovely generous size garden to the front featuring well established plants and trees, a path to the front door and a lawn area. There is driveway parking for up to four cars which in turn leads to the entrance to the utility/boot room and the garage.

**Garage**

Has a metal up and over door to the front, double wooden doors to the rear and has both power and lighting.



Total area: approx. 160.5 sq. metres (1727.7 sq. feet)

