

# LAUREL & WYLDE

E S T A T E   A G E N T S



## 7 Church Lane, Axbridge, BS26 2EZ £450,000

\*\*\* WHAT A FANTASTIC FAMILY HOME THIS WOULD MAKE OFFERING SUCH A HUGE AMOUNT OF SPACE, GOOD SIZE GARDENS, DETACHED DOUBLE GARAGE AND GLORIOUS VIEWS!! \*\*\* BESPOKE HAND BUILT WOODEN KITCHEN WITH A RANGE COOKER AND BUILT IN PANTRY \*\*\* FAMILY/DINING ROOM \*\*\* THREE ADDITIONAL RECEPTION ROOMS \*\*\* UTILITY \*\*\* DOWNSTAIRS CLOAKROOM \*\*\* EN SUITE SHOWER ROOM TO THE MAIN BEDROOM \*\*\* LARGE FAMILY BATHROOM \*\*\* NEW CARPETS AND FRESHLY DECORATED THROUGHOUT \*\*\* QUIET VILLAGE LOCATION WITHIN AN OUTSTANDING SCHOOL CATCHMENT AREA \*\*\* GARDENS TO THE FRONT, SIDE AND REAR \*\*\* DETACHED DOUBLE GARAGE/WORKSHOP \*\*\* EPC \*\*\* COUNCIL TAX BAND B \*\*\* FREEHOLD \*\*\* COMES WITH THE ADDED BENEFIT OF NO ONWARD CHAIN \*\*\*



### Entrance Hall

Access to the property leads straight into the hallway which has a recess area as you immediately enter (which would be a perfect cloak or office area), wood effect laminate flooring, ceiling spotlights and ceiling light, doors to the three reception rooms, stairs to the first-floor landing. The hallway sweeps round to the kitchen.



### Reception Room One (Main Living Room)

A rear and side aspect room with bi fold doors to the garden and two UPVC double glazed windows to the side, wood effect laminate flooring, ceiling light, radiator.

### Reception Room Three

A front and side aspect room with two UPVC double glazed windows, ceiling spotlights, radiator.



### Reception Room Two

A side aspect room with UPVC double doors to the garden, ceiling light, radiator, two wall lights.

### Kitchen

A rear aspect room with two UPVC windows, Velux window and door to the garden, wood effect laminate flooring, ceiling spotlights. The kitchen has been fitted with a bespoke hand built wooden kitchen featuring a larder cupboard complete with shelving, drawers and racks, two bowl 'Villeroy and Boch' Belfast sink, space for a dishwasher, space for a tall fridge freezer, integrated bin, Smeg Range oven with a gas 6 ring hob and extractor hood above. The kitchen opens to the family/dining room.



### Dining/Family Room

A lovely family friendly room with UPVC double glazed windows, ceiling spotlights, wood effect laminate flooring, recess housing a cast iron wood burning stove, breakfast bar seating looking through to the kitchen, door to a utility.



### Utility and Cloakroom

#### Utility

Wood effect laminate flooring, ceiling light, extractor fan, base and eye level units with a solid wooden work top over, space for two appliances, door to a cloakroom.

#### Cloakroom

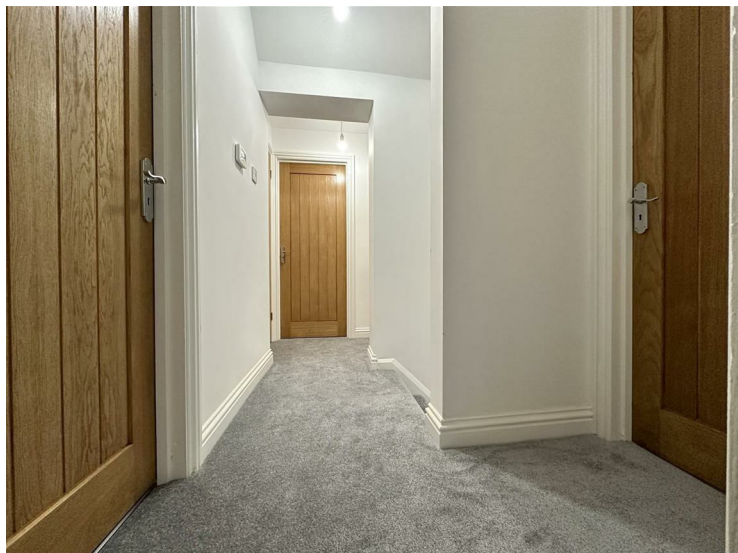
Wood effect laminate flooring, ceiling light, extractor fan, low level WC and corner wash hand basin.



### Landing

At the top of the landing there is a ceiling light, loft hatch giving access to the roof space, doors to the bedrooms, the family bathroom and the airing cupboard.





### Main Bedroom

A rear aspect room with UPVC double doors that open to a Juliette balcony with incredible views overlooking The Mendip Hills and Orchards, ceiling spotlights, radiator and door to an en suite shower room.

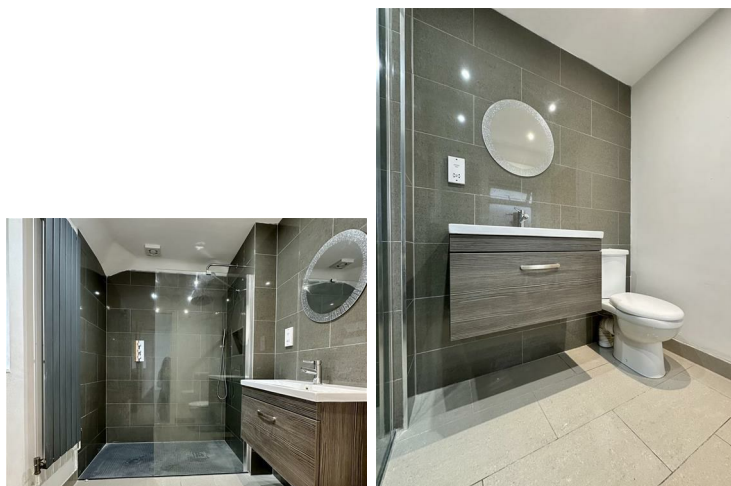


### View From Master Bedroom



### En-Suite

Tiled flooring, ceiling spotlights, a side aspect obscure UPVC double glazed window, wall mounted radiator, low level WC, wash hand basin with vanity drawer underneath, a walk-in shower enclosure housing a mains shower system.



### Bedroom Two

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



### Bedroom Three

A rear aspect room with UPVC double doors opening to a Juliette style balcony, again offering the same beautiful views as the main bedroom, ceiling spotlights, radiator.





#### Bedroom Four

A rear aspect room with a UPVC double glazed window again with incredible views, ceiling light, radiator.



#### Family Bathroom

A front aspect room with an obscure UPVC double glazed window, ceiling spotlights, tiled flooring, wall mounted cupboard, wall mounted radiator, low level WC, wash hand basin with vanity storage underneath and a large free-standing bath.



#### Rear Garden

Accessed via double wooden gates into a section which could easily be turned into parking spaces and also leads to the detached double garage. The garden is enclosed to all sides by fence panelling with a large expanse of lawn. There are steps and a path to the front door. The garden sweeps round to the side of the property to a wooden pedestrian gate giving access to the rear.



#### Front Garden and Garage

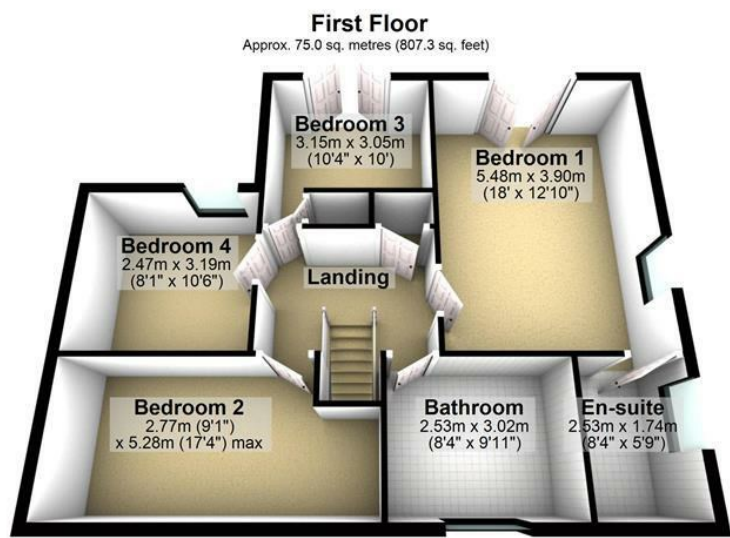
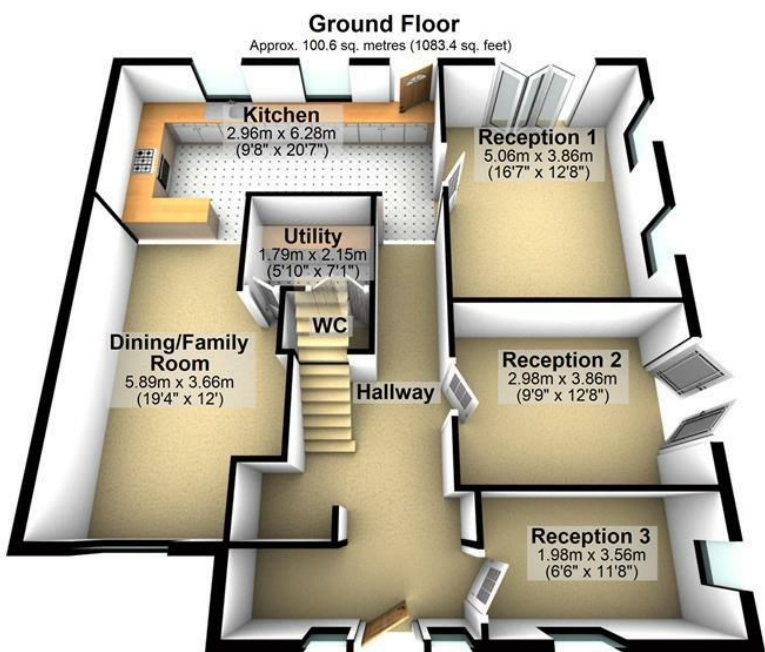




Drone







Total area: approx. 175.7 sq. metres (1890.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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