

LAUREL & WYLDE

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



Pencroft Norville Lane, Cheddar, BS27 3HJ £415,000

*** EXCEPTIONAL DETACHED BUNGALOW *** IMMACULATE CONDITION *** TWO DOUBLE BEDROOMS *** TWO SHOWER ROOMS *** MODERN KITCHEN/BREAKFAST ROOM *** LIVING ROOM OPENING OUT TO THE GARDEN ROOM *** UTILITY *** GARDEN ROOM *** WELL STOCKED AND MATURE SOUTH WEST GARDENS PROVIDING COLOUR ALL YEAR ROUND *** DETACHED GARAGE WITH AN OFFICE TO THE REAR *** OFF STREET PARKING FOR THREE/FOUR CARS *** QUIET LOCATION *** EPC TO BE CONFIRMED *** COUNCIL TAX BAND *** FREEHOLD ***

If you are looking for a detached bungalow, in a quiet location that you could move straight into, this is it! The property provides good size accommodation with the added benefit of a detached garage with a room to the rear of it. The garden is an enchanting mix of patio, lush lawn, mature flower beds, and established trees, all of which creates a tranquil and private outdoor space. The grounds also features a greenhouse and shed for storage and a beautiful pergola with Wisteria growing over.

Utility Room

Access to the property is via a UPVC door with inset obscure double glazed window leading straight into the utility. The utility is a rear aspect room with a UPVC double glazed window and a UPVC door with inset glazed window, ceiling strip light, tiled flooring, radiator, fitted with a base and eye level units with a rolled edge worktop over, one bowl stainless steel sink with adjacent drainer and twin taps, space and plumbing for a washing machine and tumble dryer and space for one other appliance, tall storage cupboard with shelving, doors to the shower room and the kitchen/breakfast room.



Shower Room

A front aspect room with an obscure UPVC double glazed window, ceiling spotlights, low level WC, wash hand basin and a step in shower enclosure housing an electric shower.



Kitchen/Diner

A front aspect room with a UPVC double glazed window, ceiling spotlights, wood effect Amtiko flooring, radiator, fitted with modern base and eye level units with a square edge Quartz worktop and splash backs,

one and a half bowl inset sink, eye level double oven and grill, gas four ring with Quartz splash back and extractor hood above, space for a tall fridge freezer, space for table and chairs, integrated dishwasher, door to the inner hallway and a glazed door to the living room.



Living Room

A rear aspect room with large sliding patio doors to the sun room, ceiling light, two radiators, television point, electric fireplace, door leading to the inner hallway.





Sun Room

A low brick construction with UPVC double glazed windows, double patio doors to the garden, tiled flooring, radiator, roof with ceiling spotlights and a UPVC Velux window, two wall lights.



Inner Hall

Wood effect Amtiko flooring, ceiling light, door to the garden, radiator, loft hatch giving access to the roof space, doors to the bedrooms, the shower room and a door to the airing cupboard which houses the wall mounted Worcester boiler



Bedroom One

A rear aspect room with a UPVC double glazed window overlooking the rear garden, ceiling light, radiator.



Bedroom Two

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



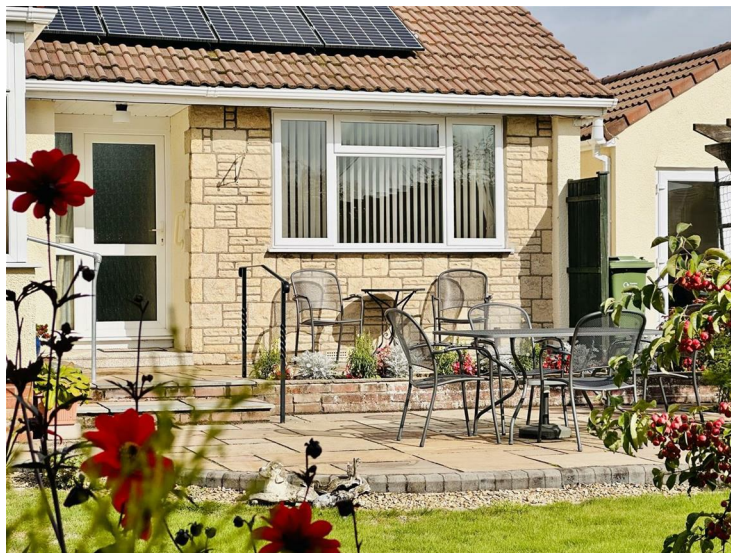
Family Shower Room

A front aspect with a UPVC double glazed window, ceiling light, extractor fan, vinyl flooring, radiator, WC with hidden cistern, wash hand basin with vanity cupboard underneath, a step in double shower housing a mains shower system.



Rear Garden

What a beautiful rear garden and definitely a huge selling point of the property. There is a large patio area, a lawn area with flower, shrub and tree borders providing an array of colour, a large pergola, a central flowerbed, a section perfect for a vegetable plot where you will find an apple tree, a shed for storage, greenhouse, outdoor tap, side path with a pedestrian gate to the front garden, door giving access to office at the rear of the garage.



Garage and Office

The garage has a metal up and over door, power and lighting, roof storage. To the rear of the garage is a room that would make a perfect art studio or office where there is a UPVC double glazed window and a door to the garden, built in floor to ceiling cupboards with shelves to one wall and a desk and shelf above.

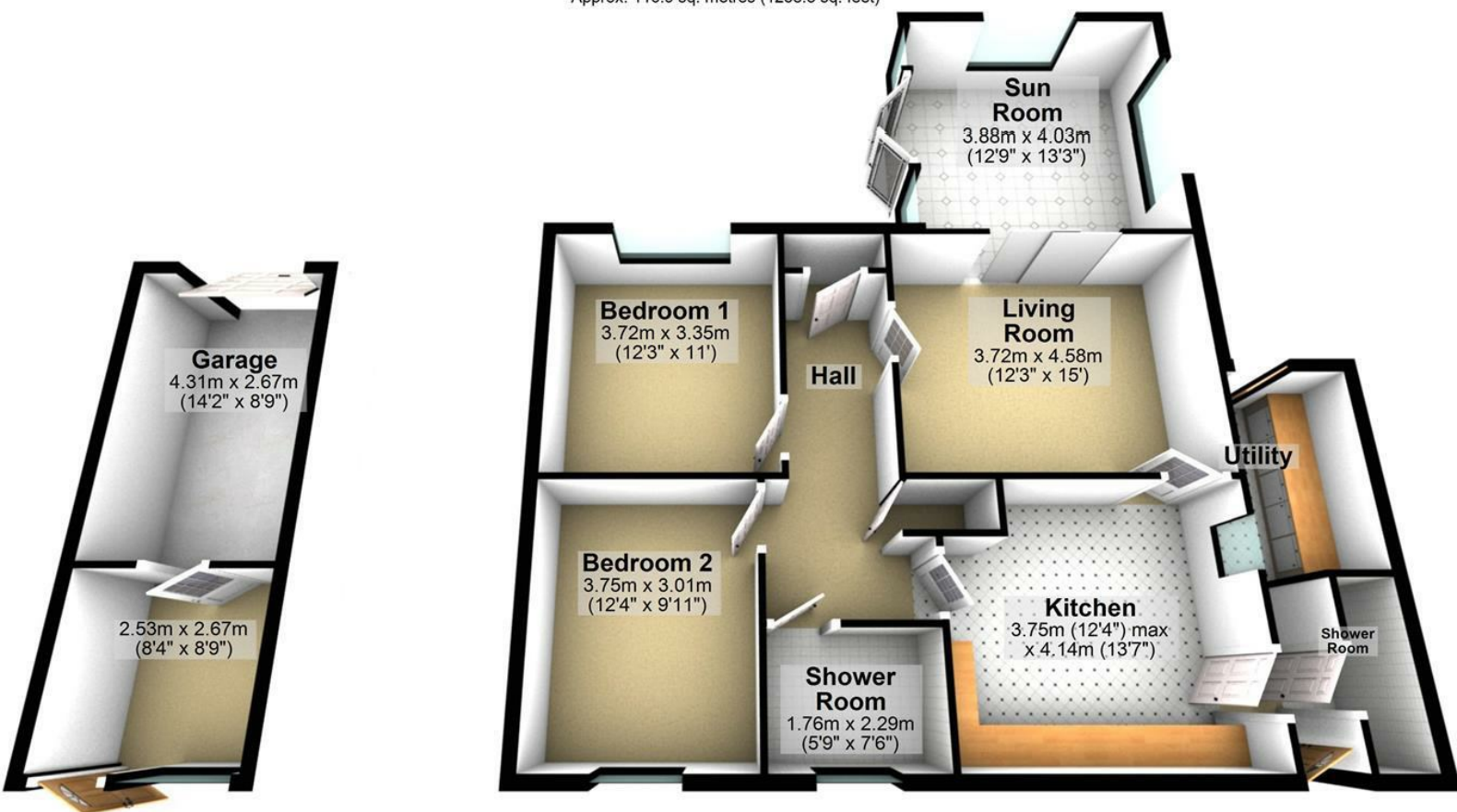
Front of Property

Off street parking for up to three/four cars which in turn gives access to the garage. A pathway takes you to the front door and there is a large lawn area.



Ground Floor

Approx. 116.9 sq. metres (1258.3 sq. feet)



Total area: approx. 116.9 sq. metres (1258.3 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	