



**33 Hill Lea Gardens, Cheddar, Somerset BS27 3JH**  
**£469,950**

\*\*\* SUPERB THREE BEDROOM DETACHED BUNGALOW \*\*\* COMPLETELY RENOVATED THROUGHOUT BY THE CURRENT OWNERS TO A VERY HIGH STANDARD \*\*\* MODERN AND HUGELY POPULAR OPEN PLAN LIVING/DINING/KITCHEN \*\*\* MODERN BATHROOM \*\*\* GOOD SIZE CORNER PLOT \*\*\* TUCKED AWAY IN AN QUIET CUL DE SAC \*\*\* BEAUTIFUL, PRIVATE SOUTH FACING GARDEN \*\*\* GARAGE \*\*\* OFF STREET PARKING \*\*\* LOCATED IN THE VERY DESIRABLE HILL LEA GARDENS \*\*\* WALKING DISTANCE TO ALL AMENITIES AND SCHOOLS \*\*\* EPC TBC \*\*\* COUNCIL TAX BAND D \*\*\* FREEHOLD \*\*\* EARLY VIEWING HIGHLY RECOMMENDED ON THIS WELL POSITIONED, WARM AND INVITING HOME \*\*\*



### Entrance

Access is via a composite door with inset glass panel leading straight into an inner hallway which has tiled flooring, ceiling light, wooden glazed door into the open plan kitchen/living/dining room.

### Lounge/Diner/Kitchen/Family Room

Is a dual aspect room with UPVC double glazed windows to the front and rear and double French doors to the garden, wood effect laminate flooring, ceiling spotlights. To the living end, is a ceiling light, radiator. To the Kitchen/dining end is a radiator, ceiling light, fitted with base and eye level units with a square edge work top over, one and half bowl sink with mixer tap over, integrated washing machine, dishwasher, pull out larder cupboard rack, SMEG range cooker with gas five ring hob, and extractor hood above, integrated fridge freezer, plenty of space for dining room table and chairs, door to the hallway.



### Hallway

Ceiling light, light funnel, loft hatch giving access to the roof space which is fully insulated and partially boarded, doors to the bedrooms and bathroom.

### Bedroom One

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





### Bedroom Two

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



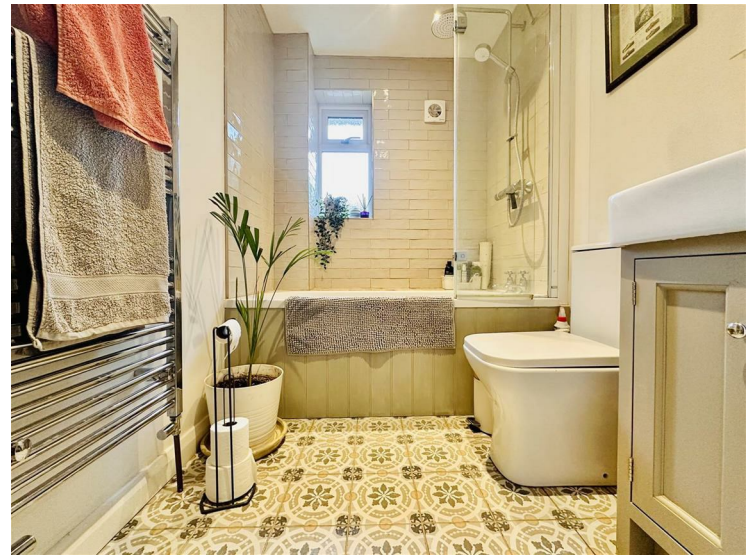
### Bedroom Three

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



### Family Bathroom

A rear aspect room with an obscure, UPVC double glazed window, tiled flooring, ceiling spotlights, low level wc, wash hand basin, ladder style radiator, panel enclosed bath housing a mains shower system and glass shower screen to one end.



### Rear Garden

Has a large patio area, with plenty of space for outdoor furniture, outdoor tap, outdoor lighting, lawn area with flower, shrub and tree borders. Additional section of garden which has a storage shed, again plenty of space for more outdoor seating, round the side of the property where again there are flower, shrub and tree borders. This in turn leads to a wrought iron picket style gate taking you the front of the property. Also a sheltered lean too which is perfect for storing outside equipment. The house sits on a good sized corner plot.







### Front

Pathway leading to the front door with a lawn area to one side and shingle stones to the other, driveway parking for two/three cars. The driveway leads to the garage which has an up and over door, power and lighting and a loft area accessed by a ladder. At the rear of the garage is a store cupboard which has both power and lighting

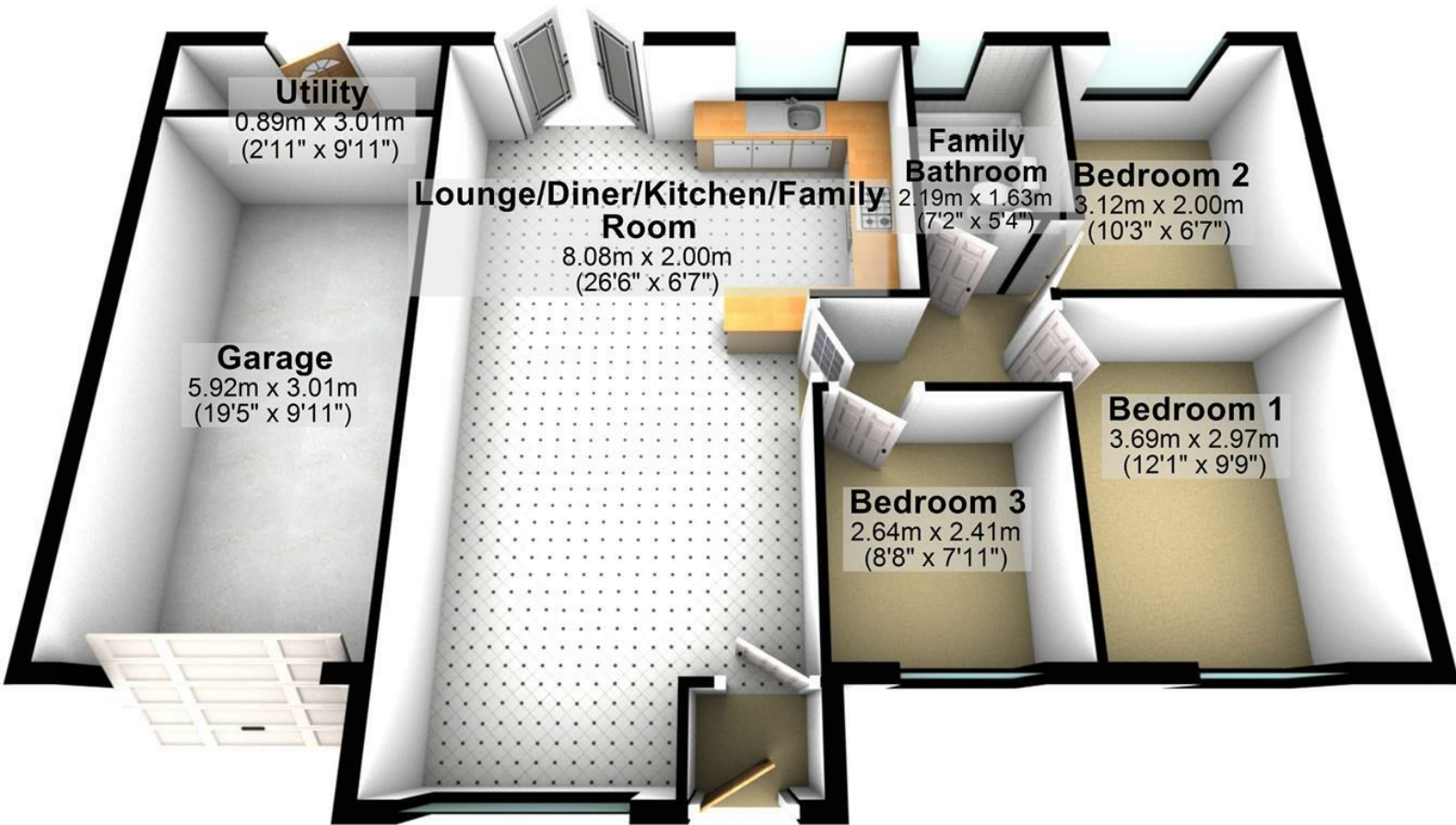


### Additional Info

\* There are fitted Hilary's blinds to many windows.

## Ground Floor

Approx. 92.8 sq. metres (998.7 sq. feet)



Total area: approx. 92.8 sq. metres (998.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</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>	<b>46</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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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