



Olive

ESTATE AGENTS



5 Cheddar Fields, Cheddar, BS27 3EF £320,000

*** LINK DETACHED 2 BEDROOM HOUSE *** COMPLETELY RENOVATED TO AN EXCEPTIONAL STANDARD WITH A HUGE AMOUNT OF BESPOKE, HAND BUILT AND HIGH QUALITY FEATURES THROUGHOUT *** ENTRANCE HALLWAY WITH UNDERFLOOR HEATING *** OPEN PLAN KITCHEN/LIVING ROOM FEATURING A COFFEE/DRINKS STATION, SOLID WOOD 20mm THICK PARQUET FLOORING PLUS MANY OTHER 'ONE OFF' DESIGN FEATURES *** CLOAKROOM WITH BUILT IN UTILITY AREA *** TWO DOUBLE BEDROOMS *** THE MAIN BEDROOM HAS A HAND BUILT SOLID WOOD KING SIZE BED AND A DRESSING AREA *** BEDROOM TWO HAS A DOUBLE 'MURPHY WALL BED' FOLDING UP TO BECOME A HOME OFFICE WORK STATION *** BATHROOM WITH HIS AND HERS SINKS *** GOOD SIZE LOW MAINTENANCE SOUTH WEST GARDEN FEATURING A DEEP SHELTERED VERANDA PERFECT FOR OUTDOOR DINING AND ENTERTAINING, A CENTRAL 'BUILT IN' SEATING AREA, OUTDOOR KITCHEN/BBQ AREA AND HOT TUB AREA *** GARAGE *** OFF STREET PARKING FOR TWO VEHICLES *** EPC D *** COUNCIL TAX BAND C *** FREEHOLD ***

Entrance Hallway

A composite door leading straight into the hallway which features underfloor heating, wood effect tile flooring, wood concertina doors to the open plan living/kitchen, stairs to the first floor landing, control panels for the lighting and heating.



Open Plan Kitchen/Living Room

Front and side UPVC double glazed windows, solid wood 20mm thick Parquet flooring with a tile section to the corner flowing into the cloakroom/utility, bespoke Smart dimmable led lighting (alexa compatible). The kitchen is fitted with base units and tall cupboards with a square edge quartz worktop over, built in undermount sink with a pull out spray kitchen tap, integrated dishwasher, built in wine rack, space for a fridge freezer, a central island with breakfast bar seating and mood lighting above, NEFF 5 ring induction hob with a pop up extractor fan, built in eye level oven and grill, anthracite radiator, separate 'coffee/drinks station featuring drawers and a drinks fridge with a quartz worktop over, shelving and glass/cup holders above.

To the living end are two anthracite radiators, bespoke Smart dimmable led lighting (alexa compatible), door to the downstairs cloakroom/utility, Nest thermostat for central heating, and 3m bifold aluminium doors to the garden.





Cloakroom/Utility

A rear aspect room with a aluminium double glazed window, lighting, tiled flooring, sink sat on a wooden plinth, WC with hidden cistern, doors to a cupboard with shelving and space for a washing machine and tumble dryer.



Bedroom Two

A rear aspect room with a UPVC double glazed window, radiator, oak wood flooring, bespoke lighting, a double 'Murphy wall bed' folding up to become a home office/work station, with bespoke hand built cupboards, drawers and shelving.



Landing

On approach to the landing are illuminated stair lights, two hanging lights, at the top of the landing is a UPVC double glazed window, spotlight, loft hatch giving access to the roof space, sliding doors to the main bedroom and the bathroom and door to the second bedroom.

Bedroom One

A front aspect room with a UPVC double glazed window, engineered wood flooring, bespoke hand built king-size wooden bed with drawers, built in USB points and two hand built wooden wall lights either side, feature wood effect wall section, two radiators. bespoke LED lighting, sliding door to the dressing area. The dressing area has wood effect engineered wood flooring, glass block wall, strip lighting, hanging rail, hand built wooden shoe storage and shelving.

Family Bathroom

A rear aspect room with a UPVC double glazed window, ceiling fan, tiled flooring, bath with a glass shower screen and power shower with rainfall shower head to one end and recessed shelving, radiator, low level WC, his and hers wash hand basins sat on a wooden plinth with cupboards underneath, heated mirror.



Rear Garden

A good size south-westerly facing garden with a deep sheltered veranda and large porcelain patio area perfect for outdoor dining and entertaining, steps down to a custom built circular seating area with perfect space for a firepit, an outdoor kitchen/bbq area, outdoor tap, low maintenance flower and shrub bed borders, a raised wooden sleeper planter, sheltered hot tub area, gates giving pedestrian side access, Phillips hue lighting.



Front of Property and Garage

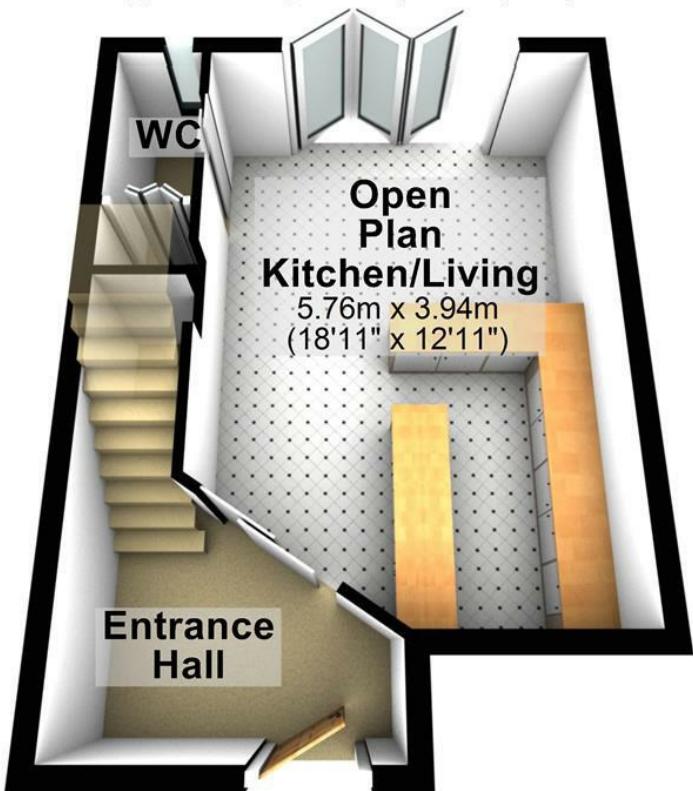
To the front of the property is off road parking for 2 vehicles, an accessible ramp and steps to the front door.

Vendors Notes

All downstairs ceiling's has been insulated with thermal sound insulation and sound deadening plasterboard to keep the downstairs and upstairs quieter.

Ground Floor

Approx. 31.1 sq. metres (335.0 sq. feet)



First Floor

Approx. 28.3 sq. metres (304.9 sq. feet)



Total area: approx. 59.4 sq. metres (639.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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	

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