



# Olive

ESTATE AGENTS



## 10 Copper Close, Cheddar, Somerset BS27 3BJ £500,000

\*\*\* ABSOLUTELY SPECTACULAR, MODERNISED, UPGRADED AND IMPROVED DETACHED FAMILY HOME  
\*\*\* FABULOUS FRONT TO BACK KITCHEN / FAMILY ROOM \*\* VERY SPACIOUS FRONT TO BACK LIVING ROOM  
\*\*\* CLOAKROOM \*\*\* FOUR GREAT BEDROOMS \*\*\* MASTER EN-SUITE \*\*\* FAMILY BATHROOM \*\*\*  
METICULOUSLY MAINTAINED AND MANICURED GARDENS (REAR AND SIDE) \*\*\* DETACHED DOUBLE GARAGE  
\*\*\* AMPLE OFF STREET PARKING \*\*\* EPC TBC \*\*\* COUNCIL TAX BAND E \*\*\*

### Entrance Hall

Accessed through oak door with obscure matching side panels, carpet flooring, radiator, stairs to first floor landing, under stairs storage space, ceiling spotlights, door to the downstairs cloakroom and door to a useful cloaks storage cupboard, doors to the living room and kitchen / family room.



### Cloakroom

A rear aspect room with oak door, ceiling spotlights, low level WC, pedestal wash hand basin.



### Living room

26 x 12'8 (7.92m x 3.86m)

A most spacious front to back room with uPVC double glazed French doors leading out onto the rear garden and a uPVC double glazed bay fronted window to the front, cove ceiling, two feature ceiling lights, two radiators, television point, telephone point, and a fabulous, feature, Scandinavian style gas burner.



### Kitchen & Family Room

22'4 x 8'11 (6.81m x 2.72m)

A front to back room with uPVC double glazed windows to the front and side, also a uPVC double glazed door leading to out the back. Feature ceiling light over the dining area, ceiling spotlights over the kitchen, two radiators, television point.

The kitchen has been fitted with a range of base and eye level, high gloss units with quartz square edged work-surfaces over, integrated stainless steel one and a half bowl sink with a mixer tap over, beautiful Range cooker with an extractor hood over, integrated dishwasher, tiled splash backs to all sensitive areas, space for a large American Fridge Freezer and integrated washing machine, ample space for a dining table and chairs.



**Master Bedroom**  
**11'4 x 9'8 (3.45m x 2.95m )**

A rear aspect room with a uPVC double glazed window, ceiling light, carpet flooring, radiator, a door to the en-suite shower room and a door to the walk in dressing room.



**Walk in Dressing Room**

Ceiling spotlight, range of hanging and storage space.

**En-suite Shower Room**

Obscure side aspect uPVC double glazed window, ceiling spotlights, extractor, laminate wooden flooring, black heated towel rail, a large walk in glazed and tiled double size shower cubicle with an overhead rain shower and a hand held shower attachment, low level WC and a wall mounted wash hand basin.



**First Floor Landing**

Front aspect uPVC double glazed window, loft hatch giving access to roof space, two ceiling light points, carpet flooring, door to a large airing cupboard housing a Nearly new Valiant Boiler that is still under warranty .

### Bedroom 2

11'11 x 9'9 (3.63m x 2.97m)

A front and side aspect room with uPVC double glazed windows, ceiling light, integrated double wardrobes, carpet flooring, radiator, television point.



### Family Bathroom

9'1 x 5'6 (2.77m x 1.68m)

A rear aspect room with uPVC double glazed obscure window, ceiling spotlights, extractor fan, tile effect vinyl flooring, chrome wall mounted heated towel rail, mirrored vanity wall unit, a low level WC with a hidden cistern, also incorporating the wash hand basin with chrome mixer tap over, tile splash backs to water sensitive areas, a panel enclosed bath, a wall mounted mains shower system, clear shower screen and tiled walls,

### Bedroom 3

10'4 x 8'9 (3.15m x 2.67m )

A rear aspect room with a uPVC double glazed window, ceiling light, carpet flooring, radiator, integrated double wardrobes.



### Outside

9'1 x 5'6 (2.77m x 1.68m)

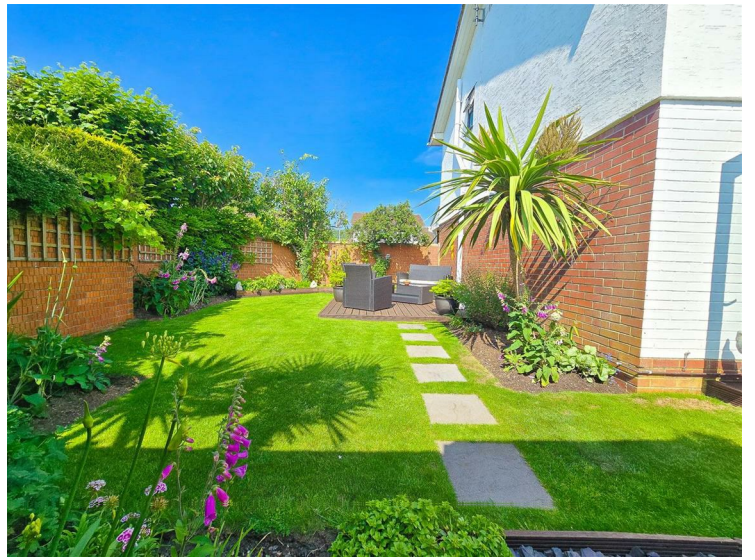
The outside space is sitting on a corner plot. To the front of the property it is mostly laid to lawn with a pathway leading to the front door. There are lovely shrub and tree borders that also lead round the side of the property. There is also a side walkway.

To the rear and side part of the garden, it is beautifully landscaped with lawn, decking and paved pathways. It is surrounded with shrub and tree borders, with plenty of seating space for al-fresco dining. There is gated access to the main driveway and double garage. There is also a shingled stone area perfect for potted plants etc.

### Bedroom 4

9'9 x 6'5 (2.97m x 1.96m )

A front aspect room with uPVC double glazed, ceiling light, radiator, carpet flooring.



### Plot and Location

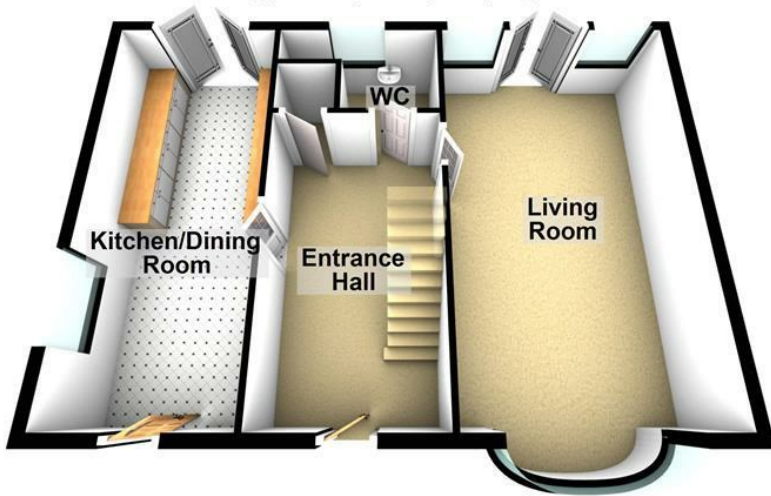


### Garage

With power, lighting and a recently installed electric roll over door, rear aspect uPVC double glazed French doors and double glazed window, space and plumbing for a washing machine, plumbing for hot and cold water ready for a sink to be put in.

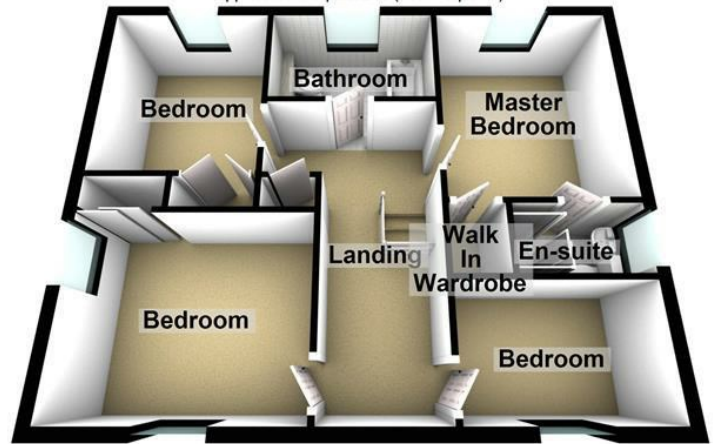
### Ground Floor

Approx. 64.0 sq. metres (688.9 sq. feet)



### First Floor

Approx. 57.5 sq. metres (619.0 sq. feet)



Total area: approx. 121.5 sq. metres (1308.0 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		57	68
	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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		55	67
	EU Directive 2002/91/EC		