Olive

ESTATE AGENTS

# 31 Masons Way, Cheddar, BS27 3PG
# £365,000

*** WELL PRESENTED THREE BEDROOM SEMI DETACHED *** LARGE DUAL ASPECT LIVING/DINING ROOM *** KITCHEN *** DOWNSTAIRS CLOAKROOM *** THREE BEDROOMS *** BATHROOM *** LOW MAINTENANCE AND VERY PRIVATE REAR GARDEN *** FOUR PARKING SPACES *** PARTIALLY CONVERTED GARAGE *** LOVELY LOCATION IN A SOUGHT AFTER CUL DE SAC IN CENTRAL CHEDDAR *** GOOD SIZE ACCOMMODATION THATS WALKING DISTANCE TO ALL AMEMITIES AND LOCAL SCHOOLS! *** EPC C *** COUNCIL TAX BAND C *** FREEHOLD ***

## Entrance Porch
Access via a UPVC double glazed door, leading into an entrance Porch, ceiling light, radiator, door into the hallway.

## Hallway
Front aspect UPVC double glazed window, ceiling light, radiator, stairs leading to first floor landing, doors into the cloakroom, living/dining room, and kitchen.

## Cloakroom
Ceiling light, radiator, low level WC, wash hand basin.

## Living Room
A dual aspect room with a large UPVC double glazed window, ceiling light, radiator, an opening into the dining area.

## Dining Area
Ceiling light, French doors leading out to the rear garden, plenty of space for dining table and chairs, radiator.

## Kitchen
Is a side and rear aspect room with UPVC double glazed windows to the rear and glazed windows to the side, ceiling spotlights. radiator. door into a rear porch which in turn takes you out to the driveway. The kitchen has been fitted with a range of base and eye level units with rolled edge marble effect work surfaces, sink, five ring gas hob with extractor hood above, space and plumbing for washing machine, fridge, freezer and space for a dishwasher, also space to fit a small table and chairs.

## Landing
On approach to the landing is a side aspect window, at the top is a loft hatch giving access to roof space, ceiling light, doors to bedrooms, one, two, three and the family bathroom.

## Bedroom One
A front aspect room with UPVC double glazed window offering amazing views towards the Mendips and Crooks Peak, ceiling light, radiator, two built in wardrobes and dressing table.

## Bedroom Two
Is a rear aspect room with a UPVC double glazed window, ceiling light, radiator.

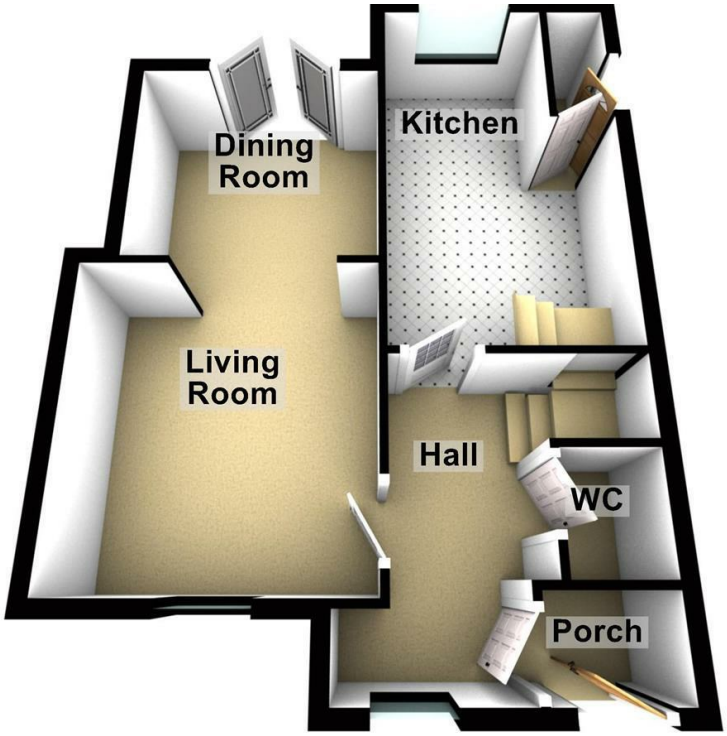
## Bedroom Three
Is a front aspect room with a UPVC double glazed window offering those same amazing views as bedroom one, ceiling light, radiator, door to an over stairs storage cupboard.

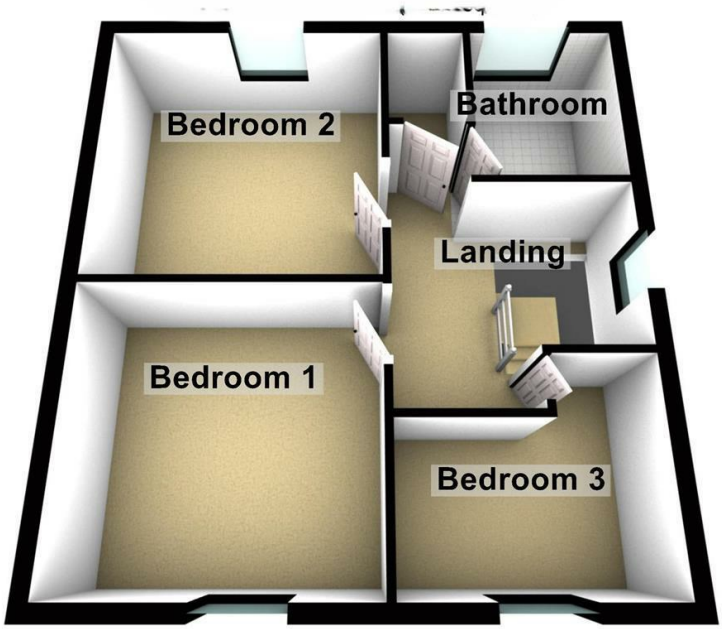
## Family Bathroom
A rear aspect room with a UPVC double glazed obscure window, ceiling lights, chrome heated towel rail, low level wc, wash hand basin, bath to one side and a corner shower cubicle with a mains shower attachment over.

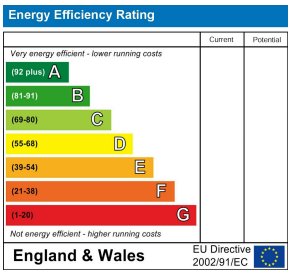
## Front
Parking for approx. 4/5 vehicles cars, driveway leading up to the garage, side door into the rear porch, a large awn area, pedestrian gated access to the garden.

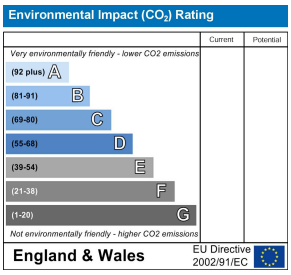
**Rear**

Laid to patio/paving for low maintenance, enclosed by fencing and walling and to the rear a large bush, French doors which lead into the garage. The garage has been split into two, with the rear being used as a bar area (this can be converted back or used as a workshop for example), and the front is for storage.




2C Bath Street, Cheddar, Somerset, BS27 3AA
Tel: 01934 742966
enquiries@oliveproperties.uk
oliveproperties.uk

Olive
ESTATE AGENTS