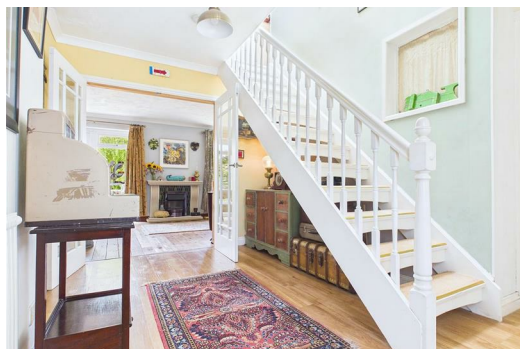




## Trelawney Notting Hill Way, Axbridge, BS26 2JN

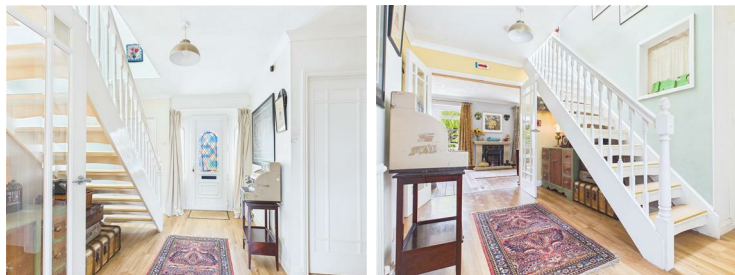
£440,000

\*\*\* A WELL PRESENTED AND SPACIOUS FOUR BEDROOM PROPERTY WITH VIEWS \*\*\* LIVING ROOM \*\*\* KITCHEN/DINING ROOM \*\*\* CONSERVATORY \*\*\* DOWNSTAIRS BATHROOM \*\*\* TWO DOWNSTAIRS BEDROOMS \*\*\* CLOAKROOM/UTILITY \*\*\* PLENTY OF STORAGE \*\*\* MAIN BEDROOM WITH DRESSING ROOM AND BALCONY OVERLOOKING THE GARDEN \*\*\* BATHROOM \*\*\* FLEXIBLE ACCOMMODATION \*\*\* GARAGE \*\*\* PLENTY OF OFF STREET PARKING \*\*\* CLOSE WALKING DISTANCE TO THE LOCAL PRIMARY SCHOOL \*\*\* LARGE REAR GARDEN WITH SUMMERHOUSE \*\*\* QUIET LOCATION \*\*\* UPVC DOUBLE GLAZING THROUGHOUT \*\*\* EPC E \*\*\* COUNCIL TAX BAND D \*\*\* FREEHOLD \*\*\*

A super opportunity to purchase a spacious, detached bungalow with a delightful garden. There is plenty of off street parking and a garage. If you're looking for flexibility and space, this lovely bungalow offers plenty of potential. It is in the popular Hugh Sexes and Weare catchment area with the local primary school only a short walk away and a school bus pick up within a minutes walk.

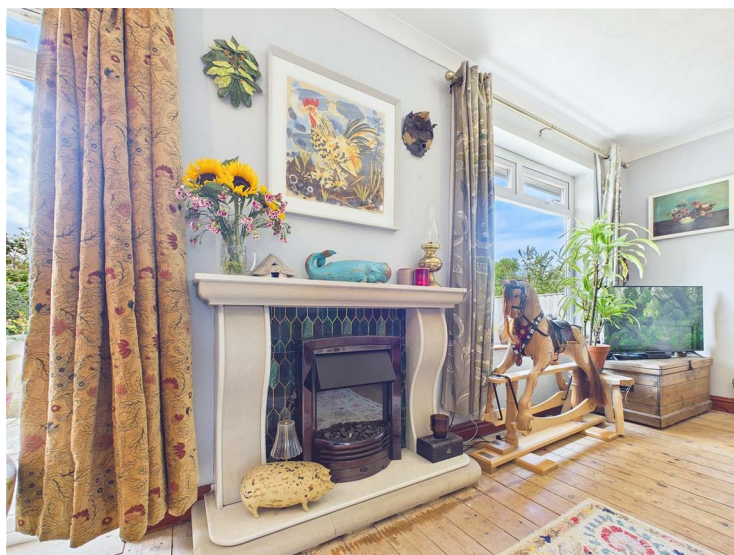
### Hallway

The hallway gives access to bedrooms 3 and 4, the main living room, the downstairs shower room and the kitchen. There are stairs to the first floor landing.



### Living Room

A rear aspect room with window overlooking the garden and glazed door to the garden, stripped original floorboards, 2 radiators.



### Kitchen/Dining

Dual aspect room with a glazed door to the conservatory. Fitted with base and eye level units, there is space for a cooker with a stainless steel splashback with extractor hood above, stainless steel sink. Storage cupboard, space for a tall fridge freezer. To the dining end, there is plenty of space for a table and chairs.





### Conservatory

Has a pitched poly carbonate roof with doors to the garden.



### Downstairs Cloakroom/Utility

A walkway takes you to the downstairs cloakroom and utility. There is cupboard space and space for 3 appliances. There are also 2 other storage cupboards in this walkway.

### Bedroom Three

A front aspect room, radiator.



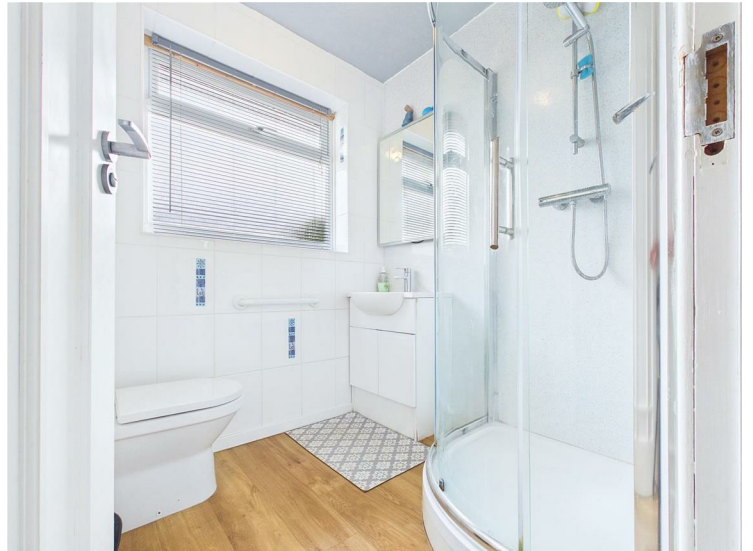
### Bedroom Four

A side aspect room and built in wardrobe, original exposed floorboards



### Downstairs Shower Room

A front aspect room with a WC with hidden cistern, wash hand basin with cupboard underneath, step in shower cubicle housing a mains shower system.



### First Floor Landing

At the top of the landing is a Velux window letting in plenty of light, doors to bedrooms 1 & 2, the family bathroom and door to a large under eaves storage cupboard.

### Bedroom One

A rear aspect room with a large picture window and a glazed door to a balcony that has views over the garden. Two doors giving access to walk in under eaves storage.



**Balcony**



**Front of Property**



**Bedroom Two**

A rear aspect room offering lovely views, door to a walk in wardrobe.



**Garden**

A large rear garden backing on to a neighbouring field. There is an abundance of colour, with pathways connect the front to the rear. There are outdoor seating areas and outdoor power points.



**Family Bathroom**



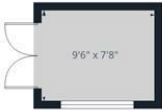




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1723 ft<sup>2</sup>  
Reduced headroom  
27 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.  
GIRAFFE360

