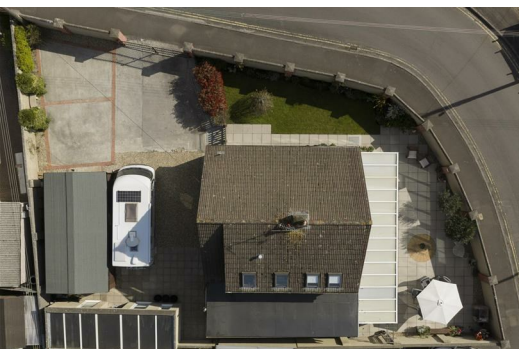




Olive

ESTATE AGENTS



11 Orchard Way, Cheddar, BS27 3JA £510,000

*** RARE OPPORTUNITY TO PURCHASE THIS DELIGHTFUL DETACHED FAMILY HOME IN A GREAT LOCATION IN CHEDDAR *** 4/5 BED DETACHED HOME *** LIVING ROOM *** SECOND RECEPTION ROOM/BEDROOM *** UTILITY ROOM *** THREE BATHROOMS *** SUN ROOM *** LOADS OF OFF STREET PARKING *** LARGE GARAGE *** TWO STORAGE SHEDS *** GOOD LOCATION WITHIN WALKING DISTANCE TO THE CENTRE OF CHEDDAR *** COUNCIL TAX BAND D *** EPC D *** FREEHOLD ***

*** VIEWING IS HIGHLY RECOMMENDED ***

Entrance

Access to the property is via a UPVC double glazed door with matching side panel, this takes you straight into the entrance hall. A very nice space, with stairs to first floor, and doors leading into the Kitchen, Living room, Utility Room and the downstairs bedroom.



Sun Room

A lovely bright and airy space, loads of room for furniture to be a dining area and a family room, double doors leading out to the rear terrace.



Kitchen

The Kitchen is a rear and side aspect room, with UPVC double glazed window and doors leading into the sun room, the kitchen is fitted with base and eye level units with square edge work surface over, stainless steel sink with mixer tap over, space for a large fridge/freezer.



Living Room

A lovely rear aspect room, door to the second reception/bedroom, also a feature fireplace.





Second reception/Bedroom

A great space, currently being used as a bar area! This could be used as another bedroom, or a second living space for example. Also has a door out to the sun room.



Shower Room

The Shower Room is accessed via the second reception room and also can be accessed via the downstairs bedroom. This has a low level WC, wash hand basin, and shower cubicle, a lovely vertical radiator.



Downstairs Bedroom

A lovely side aspect room, lovely light and airy, door into the shower room, fitted full height mirrored wardrobe.



Utility

A side and front aspect room with two UPVC double glazed windows, space for washing machine, and a sink.



Second Bedroom

A front aspect room with UPVC double glazed window, with some great views towards the Mendips, plenty of light and a door into storage, and door into the en-suite.



En-Suite

En-suite has a bath with a shower to one end, low level WC, and wash hand basin, also a sky light.



Bedroom Three

A rear aspect room with UPVC double glazed window, ceiling light, radiator, door to storage.





Office

Another rear aspect room with UPVC double glazed circular window, Velux window, ceiling light, radiator.



Upstairs Shower Room

The shower room houses a shower cubicle, low level, wash hand basin, and Velux Window.



Outside Rear

The outside space, is surrounded by walling, and laid to patio all around, perfect for low maintenance. A lovely space, and loads of room for outside furniture. Also down the side it has been laid to lawn.



Outside Front

Loads of parking, plenty of space for a caravan if needed, shingle stone area, also two outside storage buildings, and a garage!







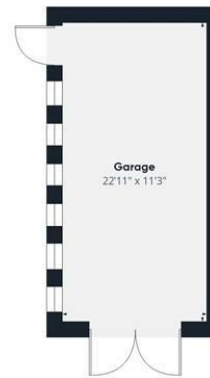
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾
2019 ft²
Reduced headroom
10 ft²

(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

