Olive

ESTATE AGENTS

2 The Old Yard Lower New Road, Cheddar, Somerset BS27 3DY
£400,000

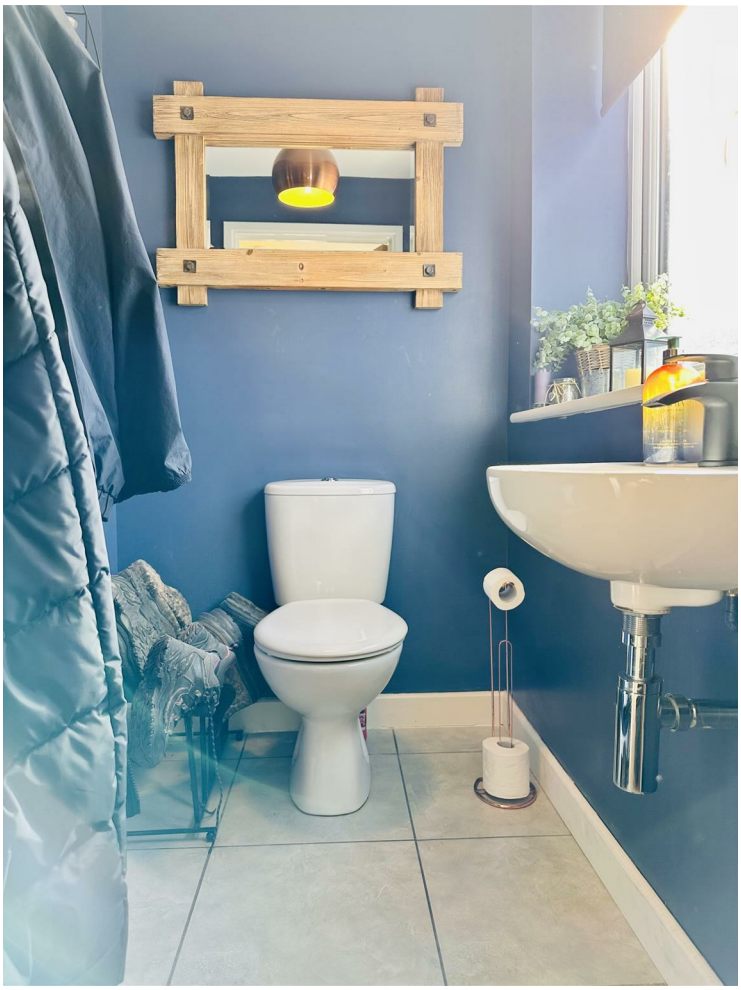
*** DETACHED THREE BEDROOM HOUSE *** BEAUTIFULLY PRESENTED THROUGHOUT *** LARGE KITCHEN/DINER/FAMILY ROOM *** LIVING ROOM *** DOWNSTAIRS CLOAKROOM *** UTILITY *** THREE DOUBLE BEDROOMS *** EN SUITE TO THE MAIN *** ONE OF ONLY TWO PROPERTIES BUILT IN IT'S LOCATION BY THE AWARD WINNING BUILDERS R.O. DANDO'S & SON *** GARAGE *** PLENTY OF OFF STREET PARKING *** CONVENIENT LOCATION CLOSE TO THE CENTRE OF CHEDDAR AND ITS SCHOOLS AND AMENITIES *** EPC B *** COUNCIL TAX BAND D *** FREEHOLD ***

This modern, three bedroom detached property is in immaculate condition throughout and is definitely one where you could just move in and unpack. One of only two built, this home provides plenty of parking and a garage.

Entrance
Access to the property is via a composite door leading straight into the hallway.

Hallway
The hallway has wood effect laminate flooring, ceiling light, radiator, doors to the cloakroom, utility, living room and the kitchen/dining/family room, stairs to the first floor landing.

Downstairs Cloakroom
A front aspect room with an obscure UPVC double glazed window, ceiling light, tiled flooring, radiator, WC, wash hand basin.



Living Room
A front aspect room with a UPVC double glazed window, wood effect laminate flooring, ceiling light, radiator, feature freestanding cast iron log burning stove sat on a slate hearth.

Kitchen/Dining/Family Room
A rear aspect room with two UPVC double glazed windows. To the kitchen end are double French doors to the garden, wood effect laminate flooring, ceiling spotlights, radiator, door to an understairs storage cupboard, fitted with base and eye level units with a worktop over, one and a half bowl stainless steel sink

with adjacent drainer and mixer tap over, integrated dishwasher, cooker with electric four ring hob over and extractor hood above, integrated tall fridge freezer, large opening to the extended dining/family room.
This area has double French doors to the garden with two picture windows either side, wood effect laminate flooring, ceiling spotlights, ceiling light, built in shelving to one wall.

Utility
A side aspect room with UPVC double glazed window, wood effect laminate flooring, ceiling light, radiator, fitted with base units with worktop over, stainless steel sink with adjacent drainer and mixer tap over, space for two appliances (currently the washing machine and tumble dryer), built in shelving.

Landing
At the top of the landing is a rear aspect UPVC double glazed window, ceiling light, radiator, doors to the bedrooms, the bathroom and the airing cupboard.

Bedroom One

A front aspect room with a UPVC double glazed window, ceiling light, radiator, door to the en suite.

En Suite

A side aspect room with an obscure UPVC double glazed window, ceiling light, radiator, LVT flooring,

Bedroom Two

A front aspect room with two UPVC double glazed windows, ceiling light, radiator.

Bedroom Three

A rear aspect room with a UPVC double glazed window, ceiling light, radiator.

Family Bathroom

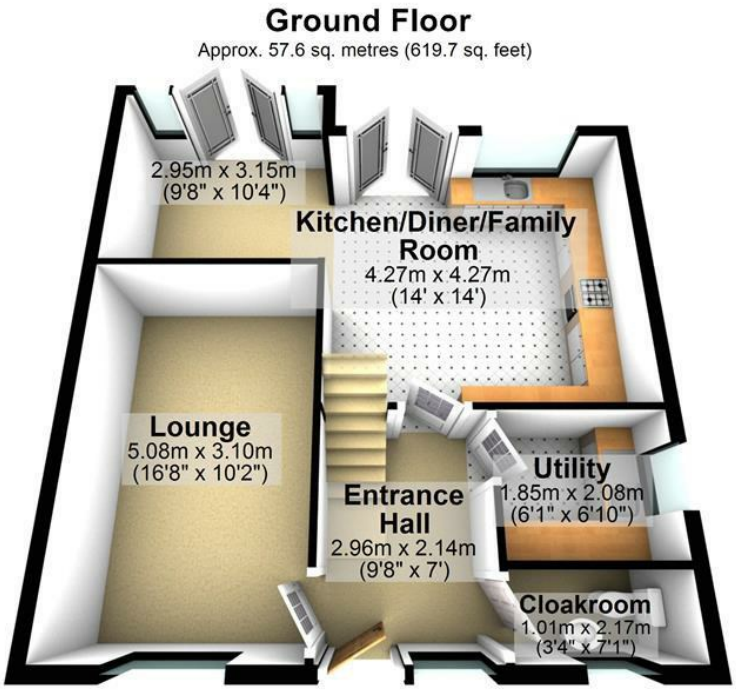
A side aspect room with UPVC double glazed window, tiled flooring, radiator, tiled flooring, low level WC, pedestal wash hand basin, P shaped bath with a shower and glass shower screen to one end, extractor fan.

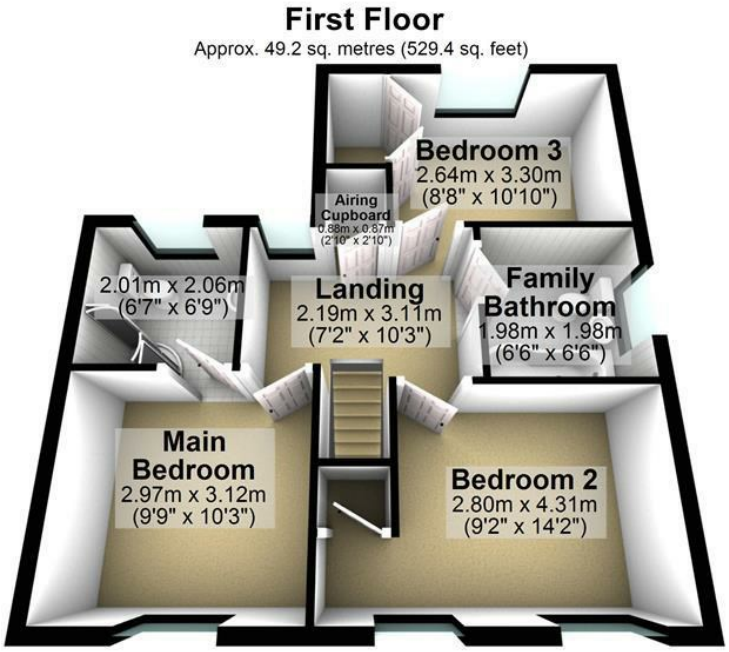
Rear Garden

The rear garden has a large patio area with adjacent lawn sweeping to the side where you will find bin storage, shed, outdoor tap and a gate giving pedestrian access to the front.

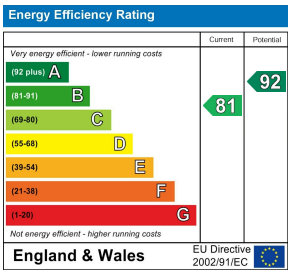
Front of Property
to the front of the property you have off street parking for three/four cars and a garage.

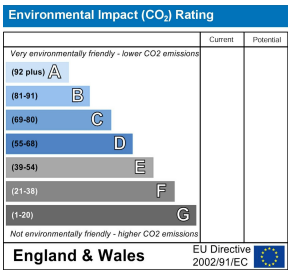
Garage
Has a metal up and over door and both power and lighting.





Total area: approx. 106.7 sq. metres (1149.0 sq. feet)





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