



Cathay House Cathay Lane, Cheddar, BS27 3HB

£375,000

*** 3 BEDROOM SEMI DETACHED HOUSE *** LARGE SUNROOM *** LIVING ROOM *** RECEPTION ROOM TWO/DINING ROOM *** TWO LARGE DOUBLE BEDROOMS AND ONE SMALL SINGLE WHICH WOULD MAKE A PERFECT DRESSING ROOM/STUDY *** EN SUITE SHOWER ROOM TO THE MAIN BEDROOM *** ORIGINAL FEATURES THROUGHOUT INCLUDING WOODEN FLOORBOARDS IN MANY OF THE ROOMS *** FAMILY BATHROOM *** PRIVATE REAR COURTYARD GARDEN *** PRIVATE FRONT GARDEN AND OFF STREET PARKING FOR 4/5 CARS *** LARGE STOREROOM *** EPC E *** COUNCIL TAX BAND D *** ALL MAINS SERVICES ***

This beautifully presented period property has everything you could possibly want. There are two front aspect reception rooms with large sliding sash windows, and the dining room leads around to the kitchen. The upstairs features two generously sized double bedrooms, with the main having an en suite shower room, and a third bedroom that would make a lovely office or dressing room. The property is very light throughout and offers a very private yet central location in a desirable lane off of Lower North Street.

It is within very close walking distance to all amenities, schools and local restaurants, cafes, bars and supermarket's.

Sunroom 16'7" x 6'3" (5.05m x 1.91m)

Stretching the length of the property this lovely room overlooks the front of the house and gives access into the hallway.



Hallway

Has stairs to the first floor landing, doors to the living room and reception room tow which is currently set as a dining room.

Living Room 12'9" x 11'10" (3.89m x 3.61m)

A front aspect room with a upvc double glazed sliding sash window, original floorboards and lovely original feature fireplace.



Reception Room Two/Dining Room 12'8" x 11'9" (3.86m x 3.58m)

A dual aspect room with a upvc double glazed sliding sash window to the front and an obscure upvc double glazed window to the rear, understairs storage cupboard, opening round to the kitchen.



Kitchen 14'9" x 7'9" (4.50m x 2.36m)

A rear aspect room with door to the rear courtyard, quarry tiled flooring, base and eye level units, space for a washing machine cooker and a dishwasher, wall mounted gas boiler, door to the rear courtyard garden.



Landing

Gives access to the bedrooms and the bathroom.

Bedroom One 12'10" x 12'2" (3.91m x 3.71m)

A front aspect room with a upvc double glazed sliding sash window, original floorboards.



View From Bedroom One

View From Second Bedroom



Bedroom Two
12'10" x 11'11" (3.91m x 3.63m)

A front aspect room with a upvc double glazed sliding sash window, original floorboards, door to the en suite shower room.

En Suite Shower Room
5'10" max x 3'10" max (1.78m max x 1.17m max)

A front aspect room with corner shower enclosure housing a mains shower system, low level WC, wash hand basin.



Courtyard Garden

A fully enclosed and very private space that is laid fully to patio and is perfect for al fresco dining.

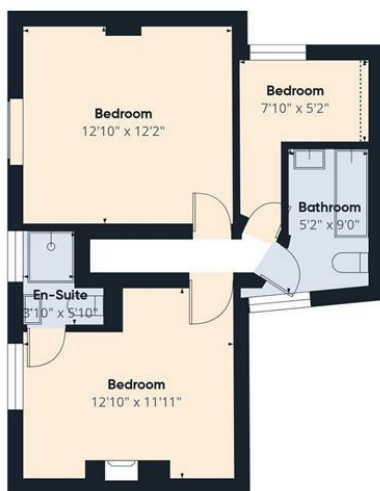


Front Garden and Driveway

Accessed via double wooden gates, this gravelled driveway has parking for 4/5 vehicles. There are flower, shrub and tree borders and a patio area perfect for a bistro table and chairs.



Floor 0



Floor 1



Approximate total area⁽¹⁾

980 ft²

Reduced headroom

2 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.

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