



Trelawney Notting Hill Way, Axbridge, BS26 2JN

£450,000

*** 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. The very short walk to the local primary school would also be a benefit to growing families.

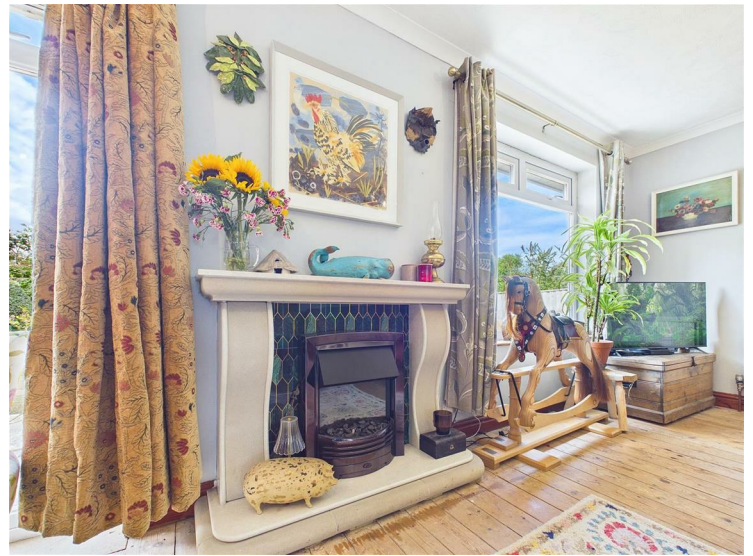
Hallway

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.



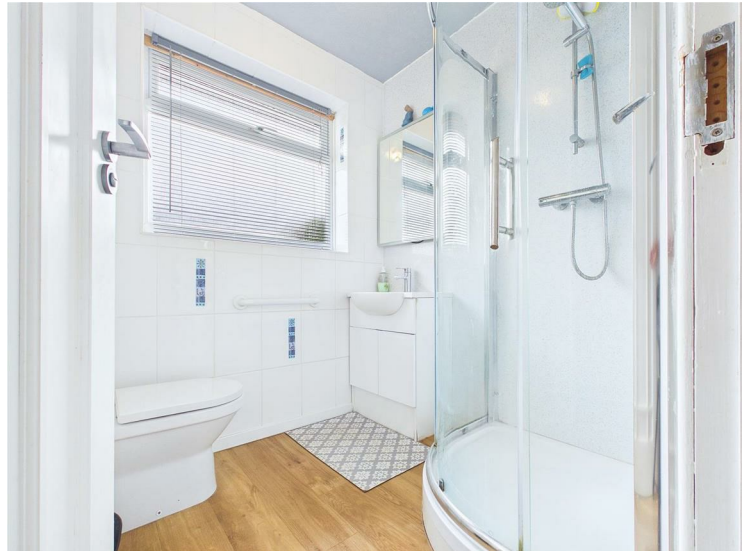
Bedroom Four

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



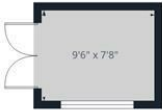




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1723 ft²
Reduced headroom
27 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

