



Olive

ESTATE AGENTS



23 Thynne Close, Cheddar, BS27 3XR £415,000

*** SUPERB THREE BEDROOM DETACHED HOME *** IMMACULATED PRESENTED *** POPULAR DRAYCOTT PARK DEVELOPMENT *** CORNER PLOT WITH A SOUTH FACING GARDEN *** GARAGE *** OFF STREET PARKING FOR TWO CARS - MORE COULD EASILY BE CREATED *** RE-FITTED KITCHEN/DINER *** LIVING ROOM *** DOWNSTAIRS CLOAKROOM *** TWO BEDROOMS WITH BUILT IN WARDROBES *** RE-FITTED BATHROOM *** RE-FITTED EN SUITE TO THE MAIN BEDROOM *** LOTS OF WINDOWS LETTING IN PLENTY OF LIGHT THROUGHOUT *** WALKING DISTANCE TO THE CENTRE OF CHEDDAR WITH ALL IT'S AMENITIES AND SCHOOLS *** EPC D *** COUNCIL TAX BAND D *** FREEHOLD *** NO ONWARD CHAIN COMPLICATIONS ***

Entrance Hall

Access to the property is via a wooden door leading straight into the hallway. The hallway has wood effect laminate flooring, ceiling spotlights, doors to a downstairs cloakroom, a cloaks cupboard (which has an automatic light), the living room and the kitchen/dining room, stairs to the first floor landing.



stairs storage cupboard, plenty of space for a dining table and chairs.



Sitting Room

A front and side aspect room with UPVC double glazed windows, 2 ceiling lights, 2 radiators, television point, a feature wall hung remote controlled gas fire with a granite hearth underneath.



Kitchen/Diner/Family Room

A front and side aspect room with a UPVC double glazed window to the front, double French doors from the dining end to the garden and a UPVC door at the kitchen end to the garden, ceiling spotlights, radiator, wood effect laminate flooring, fitted with base and eye level units with a square edge quartz worktop over, integrated dishwasher, inset one and a half bowl stainless steel sink, integrated fridge and integrated single oven with space for a microwave above, a four ring induction hob with extractor hood above, under



Cloakroom

Featuring wood effect laminate flooring, ceiling light, radiator, extractor fan, low level WC, wash hand basin with vanity cupboard underneath.



Bedroom Two

A rear and side aspect room with UPVC double glazed windows, ceiling light, radiator, built in wardrobes to one wall.

Landing

At the top of the landing is a UPVC double glazed window, radiator, doors to the bedrooms, the bathroom and the airing cupboard which houses the water tank, a pull down ladder that accesses a partially boarded roof.



Main Bedroom

A front and side aspect room with UPVC double glazed windows, ceiling light, radiator, built in wardrobes to one wall with automatic light on opening, television point, door to the en-suite bathroom.



Bedroom Three

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



En-Suite

A front aspect room with an obscure UPVC double glazed window, ceiling spotlight, wood effect laminate flooring, towel radiator, low level WC, wash hand basin with vanity drawers underneath and a step in double shower enclosure housing a mains shower system to one end.

Family Bathroom

A side aspect room with an obscure UPVC double glazed window, wood effect laminate flooring, ceiling spotlights, extractor fan, shaving point, low level WC, sink with vanity drawers underneath and a wall mounted ladder style radiator, panel enclosed bath housing a mains shower system to one end and a glass shower screen.



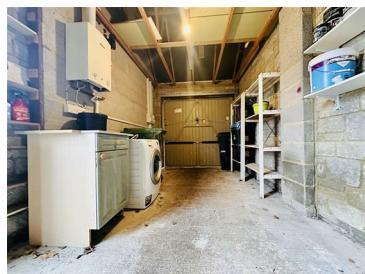
Garden

A lovely south facing garden with a patio area and lawn with flower, shrub and tree borders, outdoor tap, outdoor lighting and a door giving access to the garage.



Garage and Parking

The garage has a metal up and over door, lighting, power, there is a wall mounted Worcester boiler, there is a pitched roof that is perfect for storage and plumbing for a washing machine.

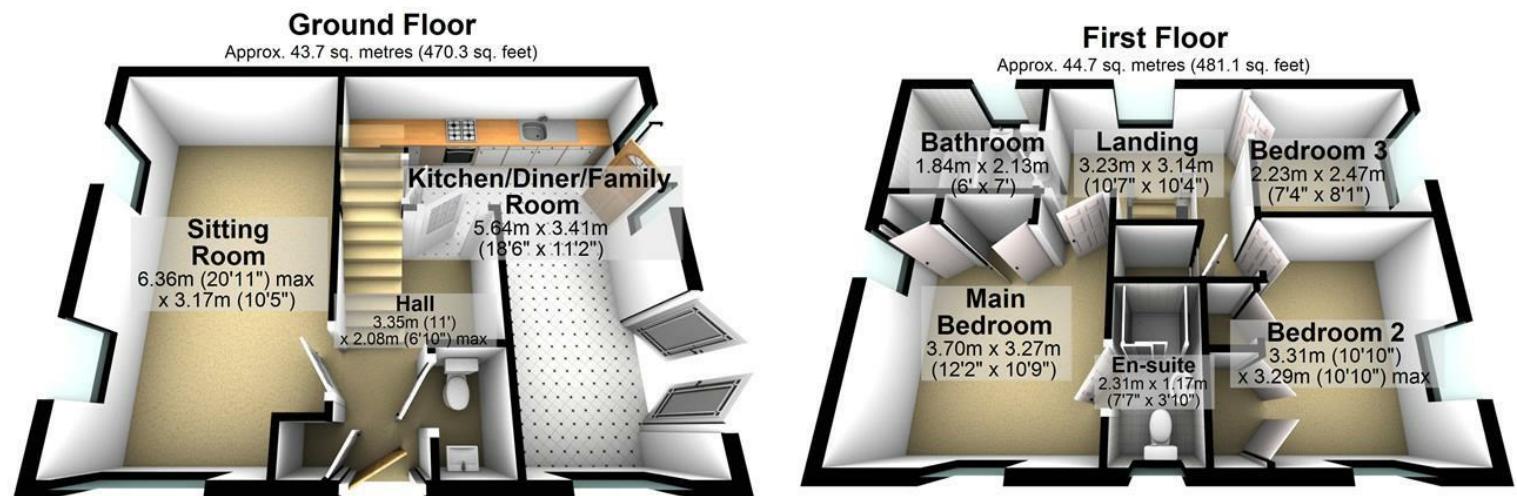


Plot

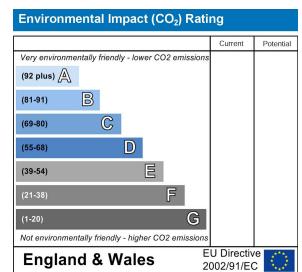
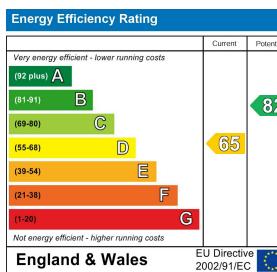


Front of Property

There is a central pathway to the front door with lawns either side, one of which sweeps on round to the side where you will find a driveway with parking for two cars that leads to the garage, out door tap.



Total area: approx. 88.4 sq. metres (951.5 sq. feet)



2C Bath Street, Cheddar, Somerset, BS27 3AA

Tel: 01934 742966

enquiries@oliveproperties.uk

oliveproperties.uk