



66 Littlewood Way, Cheddar, BS27 3FP
£480,000

*** LOVELY FOUR BEDROOM DETACHED HOUSE *** WELL POSITIONED ON THE VERY POPULAR CHEDDAR BLOOR ESTATE *** MAIN BEDROOM SUITE WITH DRESSING ROOM AND AND EN SUITE SHOWER ROOM *** GUEST SUITE WITH EN SUITE SHOWER ROOM *** KITCHEN/DINING ROOM *** LIVING ROOM *** RECEPTION ROOM TWO (CURRENTLY SET UP AS A STUDY *** DOWNSTAIRS CLOAKROOM *** GARAGE *** OFF STREET PARKING FOR TWO CARS *** WALKING DISTANCE TO THE LOCAL SCHOOLS AND AMENITIES *** EPC B *** COUNCIL TAX BAND E *** FREEHOLD *** NO CHAIN *** All mains services

Entrance Hall

The hallway has Amtico vinyl flooring, doors to a storage cupboard, a WC, the kitchen/diner, living room and integral garage.



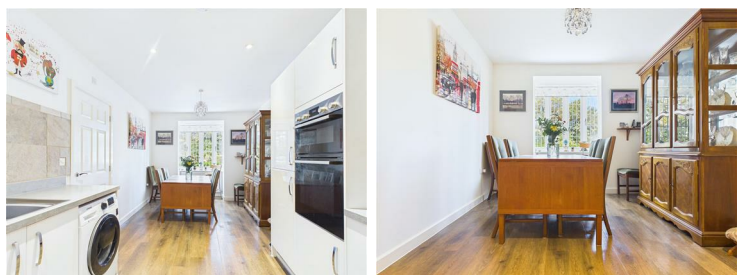
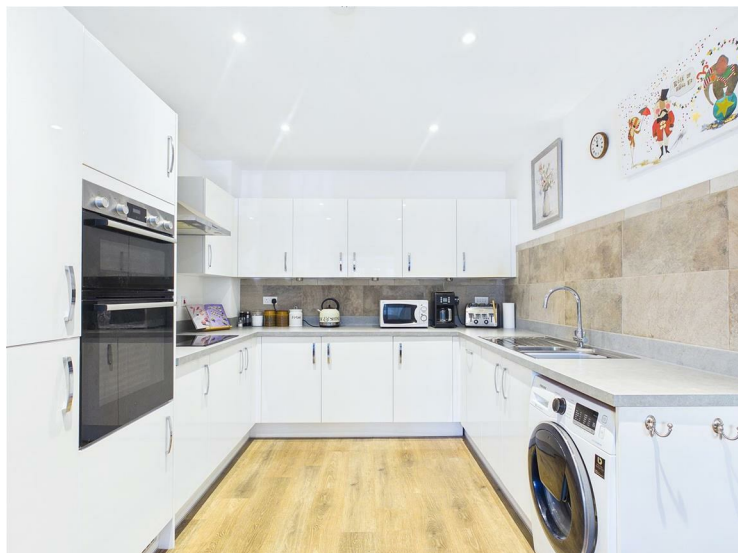
Cloakroom

Is a side aspect room with an obscure window, WC and wash hand basin.



Kitchen/Diner

Is a front aspect room with a bay window, Amtico vinyl flooring, ceiling light and spotlights, fitted with base and eye level units with a square worktop over, one and a half bowl stainless steel sink, integrated tall fridge freezer, integrated dishwasher, space for a washing machine, eye line double oven and grill.



Sitting Room

A rear aspect room with double doors to the garden, 3 Velux windows, door to the second reception room.



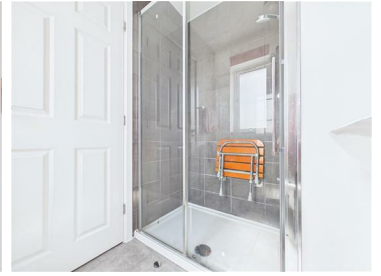
Study

A lovely light and airy rear aspect room that is currently set up as a study.



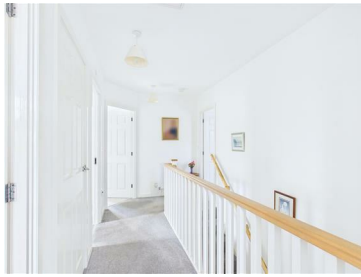
En-Suite

A rear aspect room with an obscure window, low level WC, wash hand basin, shower enclosure housing a mains shower system.



Landing

At the top of the landing is a loft hatch giving access to the roof space, door to an airing cupboard, doors to the bedrooms, family bathroom and the airing cupboard which houses the water tank.



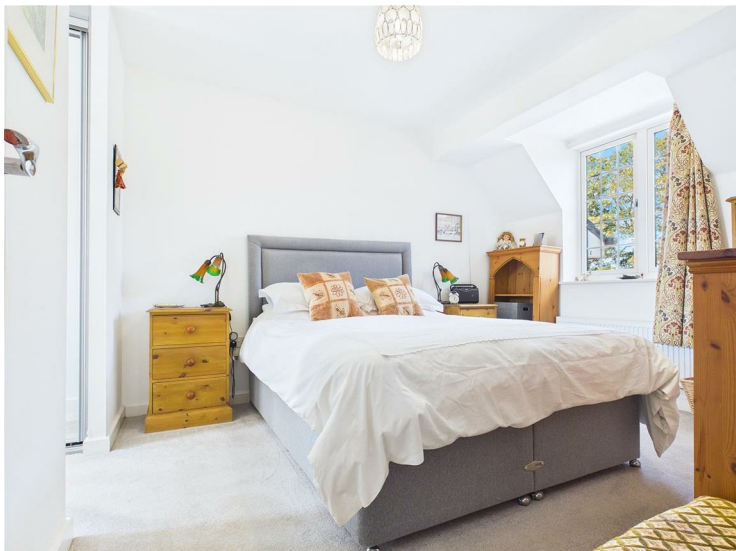
Guest Suite

A rear aspect room with door to an en suite bathroom.



Bedroom One

A front and rear aspect room with an opening to a dressing room area which has floor to ceiling sliding doors and a door to the en suite shower room.



En-Suite

Has a low level WC, wash hand basin and shower enclosure housing a mains shower system.



Family Bathroom

A side aspect room with obscure window, wash hand basin, low level WC and wash hand basin.



Bedroom Three

A front aspect room with lovely views of the Mendip Hills.



Rear Garden

South facing enclosed to all side by fence panels with a shed for storage and pedestrian access to the front garden.



Bedroom Four

A front aspect room with lovely views of the Mendip Hills.



To the Front of the Property

There is driveway parking for two vehicles and a garage which has a metal up and over door.



Communal Play Park



Garage

The garage houses the wall mounted gas boiler.



Floor 0



Floor 1

Approximate total area⁽¹⁾
1510 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	