

# Labourham Way

Cheddar, BS27 3XJ

COOPER  
AND  
TANNER



**£460,000 Freehold**

This four bedroom modern family detached house is situated in a tucked away cul de sac on the popular Draycott Park. A very well presented spacious home with single garage and ample parking to the front.

# Labourham Way

## Cheddar

### BS27 3XJ

 4  3  2 EPC TBC

## £460,000 Freehold

### DESCRIPTION

Welcome to this well-maintained four bedroom family home in the sought after Draycott Park, Cheddar. As you step inside, the reception hall is inviting and doors leads to the living room at the front and kitchen to the rear. The living room has a wood burner which sets the tone for a cozy warm room. Double doors lead through to the dining room which includes a breakfast bar, ideal for family eating or entertaining. The conservatory to the rear is a large space with two radiators making it useable all year round and connects the indoor space to the garden. The kitchen has been re-fitted with good storage comprising, base, wall and pan drawers, 5-ring gas burner and extractor hood, double oven and microwave, space for fridge/freezer, single drainer sink unit. A separate utility room adds to the practicality of the space which has a wall mounted gas boiler, storage units, stainless steel sink unit and plumbing for a washing machine.

From the hallway a staircase rises to the first floor spacious landing. There is a useful airing cupboard here and doors lead to the four bedrooms and family bathroom. The master bedroom has a front aspect with fitted triple wardrobe and a door to the en-suite re-fitted shower room. The en-suite is tiled with a built in shower, low level WC, wash hand basin, wooden display shelving and storage units. The second double bedroom has a rear aspect. Bedroom three is a double with a front aspect and built in double wardrobe. Bedroom four to the rear is a good size single bedroom with fitted wardrobe. The modern re-fitted bathroom is completely tiled with a jacuzzi bath and rigid rain shower head and separate rising shower head, vanity unit with wash hand basin inset low level WC and chrome towel rail. The property is warmed by gas central heating.

### OUTSIDE

To the front of the property is a block paved driveway providing plenty of parking and leading to the single integral garage with up/over door. There is side gated access to the rear garden. The rear garden is enclosed by panel fencing with a small area of level artificial grass. There is a raised seating area and two raised decking areas. A large timber shed and open fronted timber log store. A useful open fronted timber storage frame which is an ideal space for storage and pizza oven for outside entertaining!

### LOCATION

Situated at the foot of the Mendip Hills, Cheddar is an ideal base from which to enjoy wonderful country walks. Road links are excellent, with easy access to the A38. Bristol is only 30 minutes away and the M5 motorway approximately 20 minutes. Bristol International Airport is 25 minutes away. Please note, the village is not under the flight path therefore aircraft noise is not a consideration for residents. Local attractions include Cheddar Gorge and caves, Wookey Hole Caves, Glastonbury Tor and the seaside at Weston Super Mare.

The village itself has a wide range of shops to cater for everyday needs, bank, and a Post Office as well as doctor and dentist surgeries. There is a three-tier school system where children up to the age of nine attend the First School, then move on to Fairlands Middle School and finally on to The Kings of Wessex Academy and all these schools are within the village. The Kings Fitness and Leisure Centre adjoining the Kings of Wessex Academy offers an extensive range of activities for all the family and has an indoor heated swimming pool. There are also a number of village sports clubs and societies to cater for everyone.

### SERVICES

All mains services

### EPC RATING

D

### COUNCIL TAX BAND

E

### LOCAL AUTHORITY

Somerset County Council

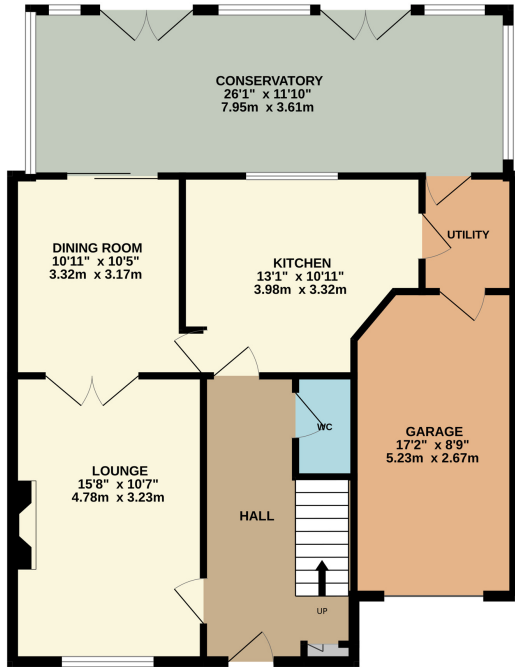
### VIEWINGS

Directly by appointment only- Please call Cooper and Tanner

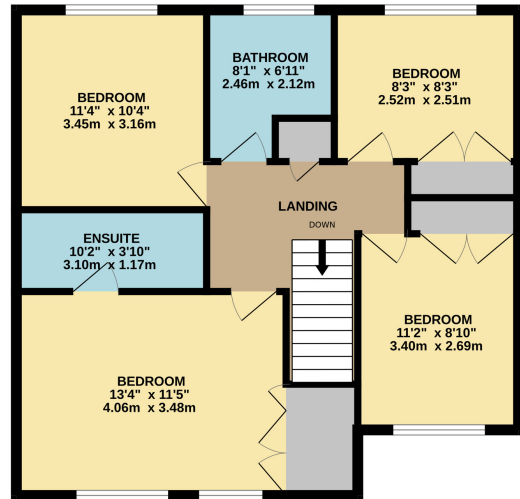




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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