

Sanderling Drive

BS27 3GE

COOPER
AND
TANNER



£490,000 Freehold

A beautifully presented one year old, four bedroom detached family home set in a desirable position and close to village amenities. Benefiting from ample living space, an enclosed rear garden, garage and parking. A viewing is highly advised.

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DESCRIPTION

A beautifully presented one year old, four bedroom detached family home set in a desirable position and close to village amenities. Benefiting from ample living space, an enclosed rear garden, garage and parking.

Sitting in a desirable position is this well equipped four bedroom property. Entering from the front you are immediately welcomed into a hallway that provides access into the majority of the ground floor rooms. The living room is a large dual aspect room and runs the width of the house. The living room is light and airy with a large bay window at the side and a front aspect window. The living room benefits from un-interrupted views of the Mendip hills. The hallway provides access to the first floor and there is a handy cupboard and cloakroom which is fitted with a WC and a pedestal sink. The kitchen is a large front and side aspect room with patio doors opening into the garden and side and front aspect windows. There is ample space for sitting areas and a dining room table. The kitchen is fitted with a selection of wall and base units with a mixture of integrated and space for white appliances. There is also access into a utility room with a selection of wall and base units and with further space for appliances.

The first floor houses four bedrooms and the bathroom facilities. The master bedroom is a side aspect room and benefits from its own en suite bathroom facilities. There are three further bedrooms which are all double bedrooms with one benefitting from garden views and two front aspect rooms. There is also a family bathroom fitted with a WC, panelled bath, basin and a walk in shower and a landing cupboard.

The property sits on a highly desired position and benefits from being in a quiet and peaceful cul de sac in the corner of the development where there is very little passing traffic and footfall. The property further benefits from being at the heart of wonderful, family friendly community.

OUTSIDE

The front of the property is accessed from the road onto a pathway. There is a large driveway at the rear of the property which provides tandem off street parking for multiple vehicles and provides access into the garden and into the detached garage. The detached garage is accessed by an up and over door and is a perfect storage space and has power and lighting. The south facing garden is fully enclosed with a stone, feature wall surrounding and is mostly laid to grass with a patio pathway and extended area by the back door making this the perfect space to sit and enjoy.

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.

TENURE

Freehold

SERVICES

All mains services

COUNCIL TAX

Band E

VIEWINGS

Strictly by appoint only- Please call Cooper and Tanner

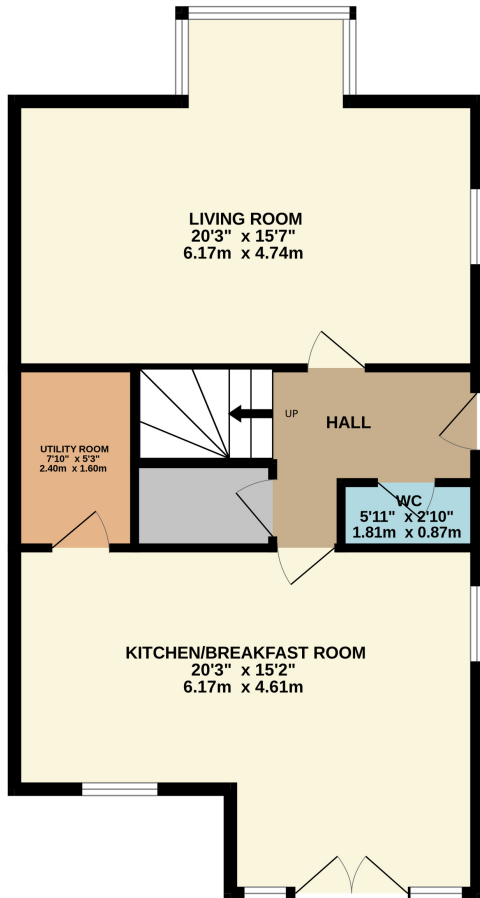
DIRECTIONS

From our office in Union Street, Cheddar, turn right and proceed to the Market Cross. Turn right onto Bath Street, the B371. Continue along this road which then becomes Station Road, then Wideatts Road and finally after a right hand bend leads into Upper New Road. The development will be found approximately a quarter of a mile along on the left hand side, just after a set of new traffic lights

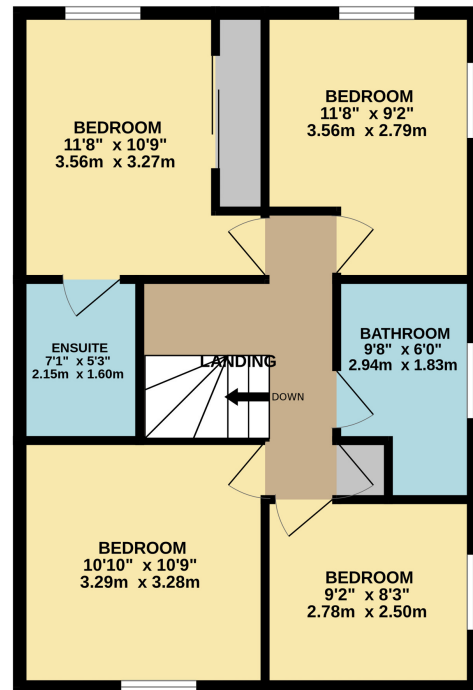




GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA: 1275 sq.ft. (118.4 sq.m.) approx.

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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