

# Warrens Close

Cheddar, BS27 3LH

COOPER  
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TANNER



## £300,000 Freehold

This delightful three bedroom older style semi detached family home is located in a desirable cul de sac position in the village of Cheddar. Well planned adaptable accommodation with parking for three cars and good size rear gardens and views to the Mendip Hills.

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## Cheddar

### BS27 3LH

 3  2  1 EPC TBC

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#### DESCRIPTION

Offered with no onward chain this delightful three bedroom older style semi detached family home is located in a desirable cul de sac position in the village of Cheddar. Well planned adaptable accommodation with parking for three cars and good size rear gardens. Enter the property via the front door into the entrance lobby and a staircase rises to the first floor. There is a door to the right leading to the third double bedroom or family room with a front aspect double glazed window. Wardrobe/storage cupboard and laminate style wooden flooring. The sitting room is a front and side aspect room with double glazed windows, laminate wooden flooring and a feature fireplace with a log burner. Wooden ceiling beam and a range of book shelving. A door leads through to the dining room which is a rear aspect room with laminate wooden flooring and double glazed french doors leading into the conservatory. The conservatory offers really good space with french doors out onto the decking area and garden. The kitchen has a side and rear aspect with double glazed window to the side. Well fitted with a range of modern base and wall and display units, integrated oven and hob with extractor over. Working surfaces and tiled splashbacks. Inset ceramic sink and drainer and integrated fridge, space and plumbing for a washing machine and tiled flooring. From the kitchen there is an opening to the rear lobby. In the rear lobby is the wall mounted gas combination boiler along with space and plumbing for a washing machine. On the other side of the lobby is the cloakroom with a double glazed window, tiled flooring and WC. Upstairs on the first floor landing is a rear aspect double glazed window with lovely views across the village and Mendip Hills. Access is provided to the two double bedrooms and family bathroom. The master bedroom has a front aspect and good storage provided by cupboard and built-in wardrobe. The second double bedroom has a side aspect double glazed window and useful storage cupboard. The family bathroom has a side aspect double glazed window, extractor fan, chrome heated towel rail. The modern suite comprises panelled enclosed bath and shower over, low level WC and vanity unit wash hand basin. The house is warmed by gas central heating.

#### OUTSIDE

A good size front driveway and stone gravel area provides parking for 3 cars and with a side pedestrian gated access to the rear garden. The rear gardens are predominantly laid to lawn and enclosed by panel fencing and a stone wall. There is a good size raised decking area providing space for garden furniture and to enjoy alfresco dining! Included in the sale is a timber garden shed and playhouse.

#### 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, 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. 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.

#### COUNCIL TAX BAND

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#### SERVICES

All mains services

#### VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner

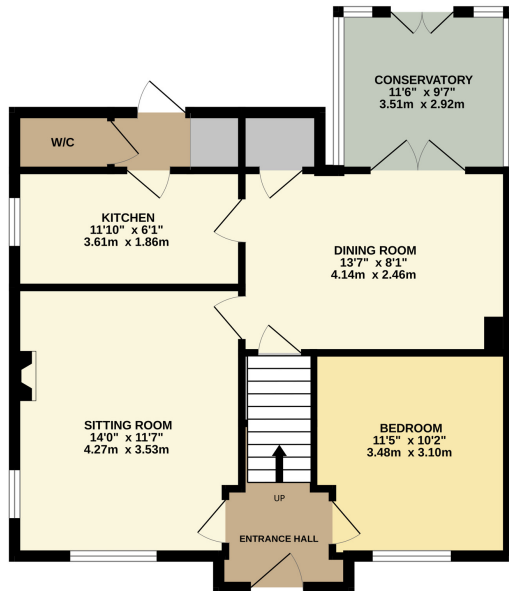
#### DIRECTIONS

From our office in Union Street, Cheddar proceed towards the Gorge into Cliff Street, left at the roundabout into Tweekentown. Turn right into Upper North Street and left at the junction into Kent Street. Take the next turning right into Warrens Close where the property will be found on the left-hand side.

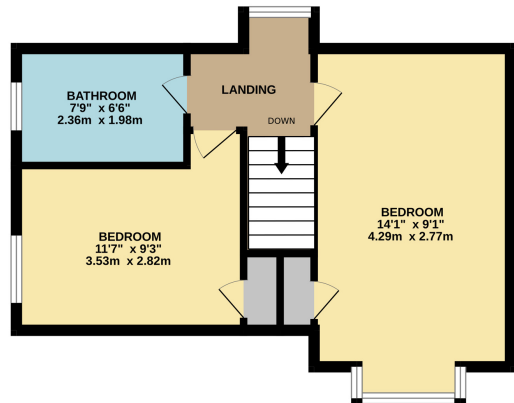




GROUND FLOOR



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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## CHEDDAR OFFICE

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