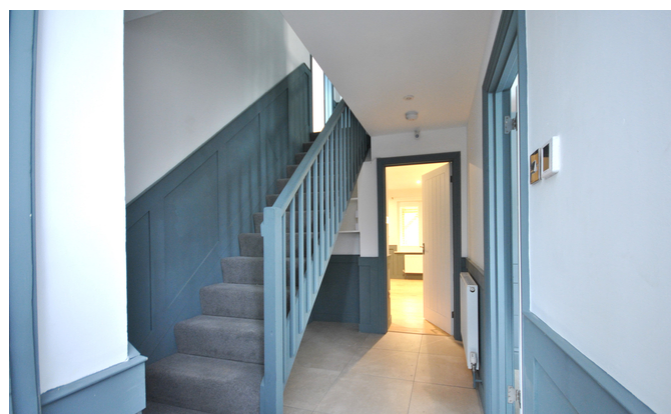


# Little Orchard

Cheddar, BS27 3LS

COOPER  
AND  
TANNER



## £475,000 Freehold

Tucked away down a quiet cul-de-sac is this detached, chain free, family home fully refurbished to an exceptionally high standard throughout. The property offers four bedrooms, ample living space, private rear garden, off street parking and a garage.

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## Cheddar

### BS27 3LS

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## £475,000 Freehold

### DESCRIPTION

Tucked away down a quiet cul-de-sac is this detached, chain free, family home fully refurbished to an exceptionally high standard throughout. The property offers four bedrooms, ample living space, private rear garden, off street parking and a garage.

Entering from the front you are welcomed into a hallway that provides access into most of the ground floor rooms and to the first floor. There is a front aspect WC which is conveniently located off the porch at the front. The living room is a rear aspect room with a large window with access back into the dining area. The living room is fitted with an electric, flame effect fireplace and has electric's on the wall to house a wall mounted television. The dining room has ample space for a table and leads into the open plan kitchen area and out to the veranda through double doors. The kitchen is fitted to the highest of standards with a selection of wall and base units which are all soft shut and includes a larger cupboard. There is an integral fridge, freezer, dishwasher, oven and induction hob. There is access at the side through a stable door and access back into the hallway where there is ample storage space under the stairs. The property benefits throughout with wood paneling on the walls. The property is heated by electric underfloor heating.

The first floor houses the bedrooms and the bathroom facilities. The principle bedroom is a large rear aspect room and opens into the dressing room which is fitted with a selection of wardrobes, rear aspect window and leads into the en suite bathroom which is beautifully fitted with a walk in shower, panelled bath, basin, bidet and WC. There are three further bedrooms. The bedroom over the garage is a front aspect room with eaves storage and the other two front aspect rooms benefit from having their own wardrobes. The side aspect family bathroom is fitted with a large walk in shower, WC and basin and is fitted to the highest standard.

The vendor has improved the property substantially in their ownership which includes, a new boiler, new plumbing, wiring and electricity circuit board. There has been new bathrooms throughout, window shutters installed throughout, new roof tiling and the addition of an extended garage with roller door.

### OUTSIDE

Approaching the property across a shared drive, there is parking for vehicles. There is also a single garage with up and an electric roller door which runs the length of the house and is a double length, tandem garage and has a separate area at the back which could be used for storage or could be a garden room, study or utility space. There is a gate that leads to the rear garden. Private and enclosed, the back garden is mostly laid to lawn. It is planted with many bushes, plants and shrubs perfect for the green fingered enthusiasts. There is a covered veranda area with lighting which is perfect for enjoying the outside space in all seasons. There are views towards to Gorge from the rear garden.

### 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. Public transport is well represented with a bus service passing through the village every hour linking Cheddar with Axbridge, Weston Super Mare and Wells. 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, 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

### HEATING

Gas central heating and electric underfloor heating.

### SERVICES

All mains services

### LOCAL AUTHORITY

Sedgemoor District Council

### COUNCIL TAX

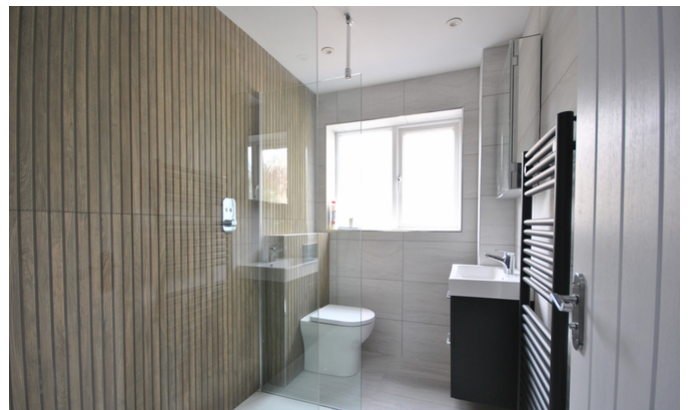
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### VIEWINGS

Strictly by appointment only- please contact Cooper and Tanner

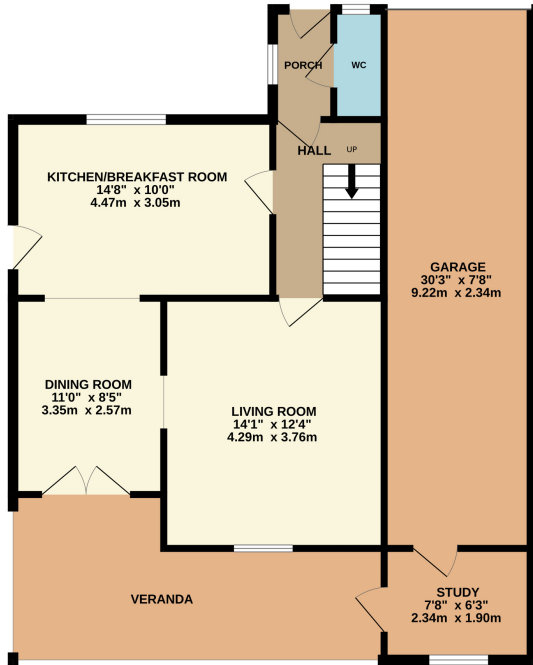
### DIRECTIONS

From our office, turn left and proceed along Union Street into Cliff Street and up to the roundabout. Take the first turning left at the roundabout onto Tweektown and turn right after the garage into Orchard Way. Take the first turning off Orchard Way into Orchard Close and continue it around the left hand bend into Little Orchard, where the property is found on the right hand side.

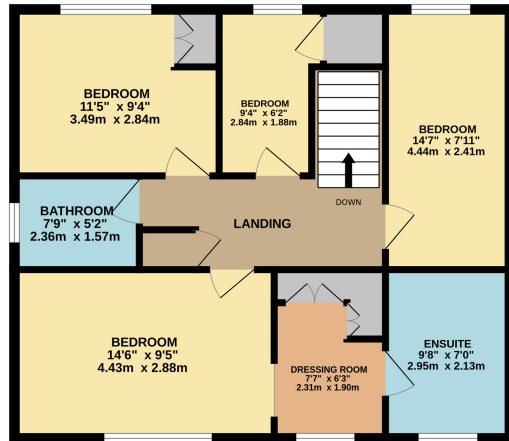




GROUND FLOOR



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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