

Littlewood Way

Cheddar, BS27 3FP



£325,000 Freehold

A well-positioned, modern, three-bedroom semi-detached house with views out across Cheddar reservoir. It benefits from a spacious kitchen/diner, living room, family bathroom, en-suite shower room, rear garden, garage and driveway parking.

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DESCRIPTION

Entering the property through the front door, you are welcomed into a hallway where the living room is accessed and stairs to the first floor. The living room is front aspect, allowing plenty of light in. Storage space can be found in a cupboard under the stairs. The kitchen/diner is situated at the rear with double glazed French doors leading out to the garden. It is an ideal space for entertaining and has enough space for a dining room table. The kitchen is fitted with ample wall and base units, induction hob, oven, extractor fan, sink with drainer, integrated fridge/freezer and dishwasher. There is a useful utility area with storage space and is where the gas combination boiler is housed. Downstairs also benefits from a useful cloakroom fitted with a pedestal basin and low-level WC.

The three bedrooms are upstairs. The master bedroom is rear aspect and is fitted with mirror fronted wardrobes, providing storage. It benefits from an en-suite shower room fitted with a shower cubicle, pedestal basin and low level WC. The second bedroom is also a double and the third is a single room which is ideal for an office or a single bedroom. Both of these bedrooms are front aspect and can enjoy the lovely view of Cheddar Reservoir. The modern family bathroom is fitted with a panelled bath with overhead shower, pedestal basin and low-level WC. The property is warmed with gas central heating and is double glazed throughout.



OUTSIDE

At the front, there is an area laid to lawn and a pathway leading to the front door. There is tandem parking to the side and a single garage with an up and over door. The rear garden can be accessed through a side gate. The back garden is mainly laid to lawn and there is an area laid with patio slabs, providing an ideal space for a seating area. At the end of the garden, there is stone chipping a further garden space behind the garage. The garden has a large raised flower bed, planted with a variety of flowers and shrubs. It is fully enclosed with fencing.

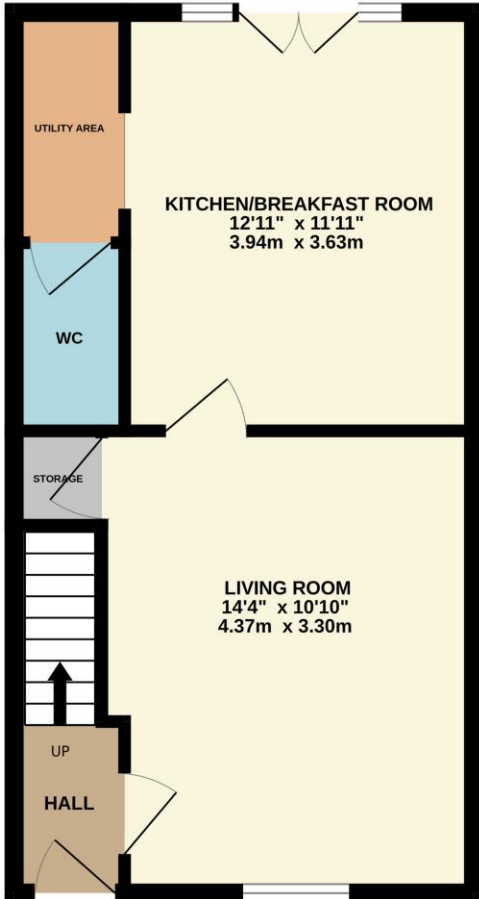
LOCATION

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 35 minutes away and the M5 motorway approximately 20 minutes. Public Transport is well represented with a bus service passing through the village every 30 minutes linking Cheddar with Axbridge, Weston Super Mare and Wells. Bristol International Airport is 20 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. 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.

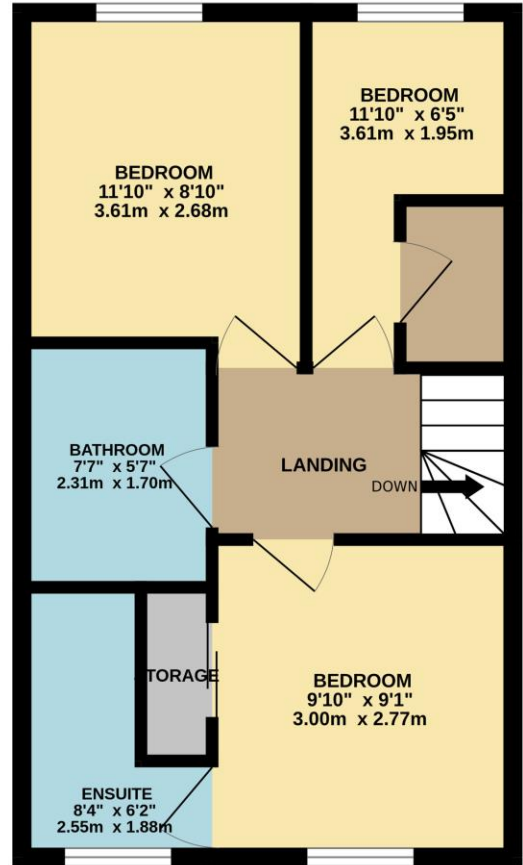




GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (73.9 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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AND
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