

Thynne Close

Cheddar, BS27 3XR

COOPER
AND
TANNER



£525,000 Freehold

A superb four double bedroom stand out modern family home situated on the popular Draycott Park, Cheddar development in desirable cul de sac location backing onto open fields with a south westerly rear aspect.

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BS27 3XR

 4  3  3 EPC TBC

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DESCRIPTION

A rare find! Tucked away in this desirable cul-de-sac on this popular development and backing onto open fields is this spacious four double bedroom detached family home. The property is well presented throughout and offers a modern large kitchen/breakfast room with french doors leading to the south westerly rear garden. Three reception rooms, two en suites, family bathroom, double garage and ample driveway parking. Stepping through the front door you are welcomed into a spacious hallway. From here doors lead off to the sitting room, kitchen/breakfast room, study to the front and downstairs cloakroom. The cloakroom is fitted with a wash hand basin and low level WC. The sitting room leads off to the right of the hallway with a large window to the front and double multi paned doors leading to the dining room. The sitting room benefits from a feature fireplace with inset coal effect gas fire. The dining room has plenty of space for a dining table and chairs and an archway opens out into the impressive conservatory. A bright and large space to sit and enjoy views overlooking the garden. The heart of the property is the modern kitchen/breakfast room with a window overlooking the rear garden and also French doors opening onto the garden. The kitchen is fitted with an array of storage wall, display and base units, wine rack, a stainless steel bowl sink unit, double oven, electric hob with overhead extractor hood. There is plenty of room for a table and chairs in the breakfast area creating a sociable space. There is a door leading to the separate utility room which is fitted with base units, stainless steel sink, space for washing machine, dishwasher and a wall mounted gas boiler. A door gives access to outside. The Study at the front of the house provides a useful room for working from home with a window at the front and fitted shelving.

The first floor houses four double bedrooms, two en suites, family bathroom and landing airing cupboard. The master bedroom is a front aspect room with built in triple wardrobes and access into the en suite shower room which is fitted with a tiled shower cubicle, low level WC and pedestal wash hand basin. The second bedroom is a rear aspect with views over open countryside. It has built in triple wardrobes and access into the en suite shower room. Again fitted with tiled shower cubicle, low level WC and pedestal wash hand basin. There are two further double bedrooms, one front and one with a rear aspect. The family bathroom is fitted with panelled bath, separate shower unit, low level WC and pedestal wash hand basin.

The property is double glazed and is warmed by gas central heating.

OUTSIDE

Approaching the property at the front there is a large driveway providing ample parking which leads to the double garage. The front garden is enclosed by hedging and laid to level lawn with a pathway which leads to the front door. To the side of the house is an enclosed level garden laid to lawn with two apple trees and bounded by hedging and side rear garden wall. To the other side is a gate from the driveway which provides pedestrian access into the rear garden.

The double garage is accessed via two up and over doors which provides space for storage and has power and lighting. To the rear is the south westerly rear garden. It is on a level plot and is laid to lawn with flower and shrub borders. There is a good size paved patio area which is an ideal space for seating and to enjoy the sunshine. There is a greenhouse included in the sale.

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. There is a bus service that links Axbridge and Wells which passes through the village. 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.

TENURE

Freehold

SERVICES

Mains gas, mains electricity, mains water, mains drainage

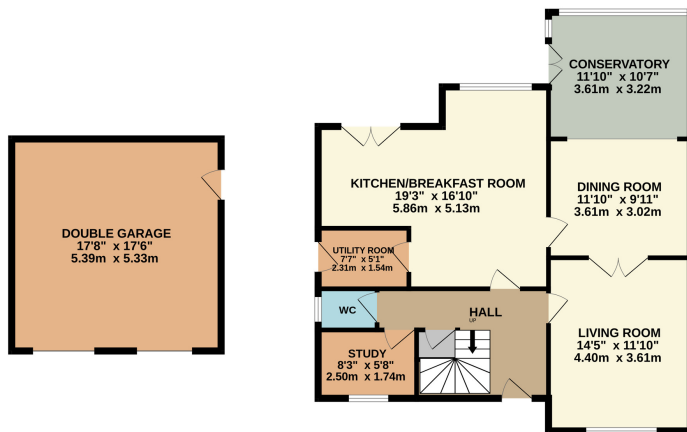
VIEWINGS

Strictly by appointment only- please call Cooper and Tanner

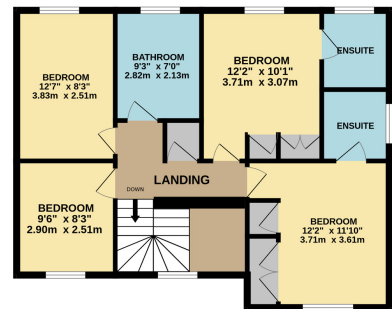




GROUND FLOOR
1187 sq.ft. (110.3 sq.m.) approx.



1ST FLOOR
711 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA: 1898 sq.ft. (176.4 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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