

# Curlew Way

Cheddar, BS27 3FU

COOPER  
AND  
TANNER



**£469,000 Freehold**

A beautifully presented almost new, 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.

# Curlew Way

## Cheddar

### BS27 3FU

 4  2  2 EPC B

## £469,000 Freehold

#### DESCRIPTION

A beautifully presented one year old, our 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 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 rear 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 additional appliances.

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

#### 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, electric car charging point and 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. Public transport is well represented with a bus service passing through the village 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.

#### TENURE

Freehold

#### SERVICES

All mains services

#### COUNCIL TAX BAND

Band E

#### LOCAL AUTHORITY

Somerset County Council

#### VIEWINGS

Strictly by appointment only- Please Call Cooper and Tanner

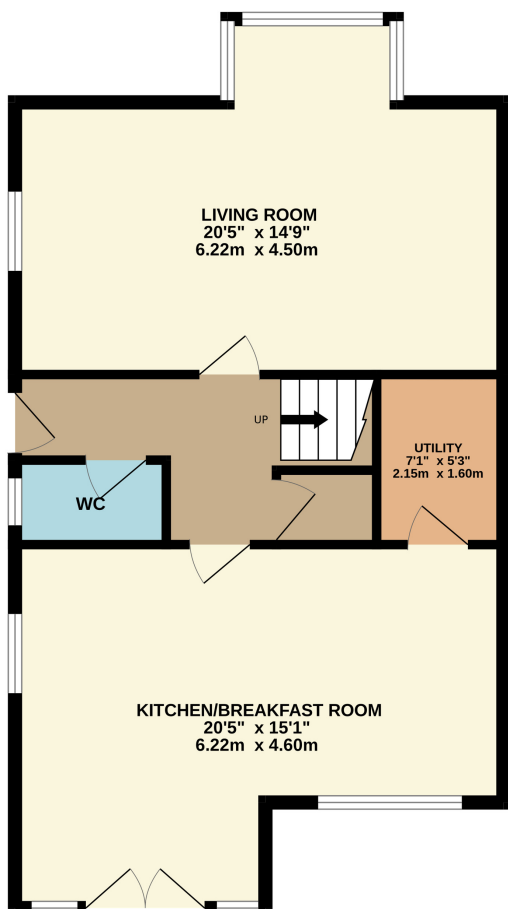
#### DIRECTIONS

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. Turn into the development taking the first right at the T junction opposite the park and follow the road along where the property can be found on the right hand side.

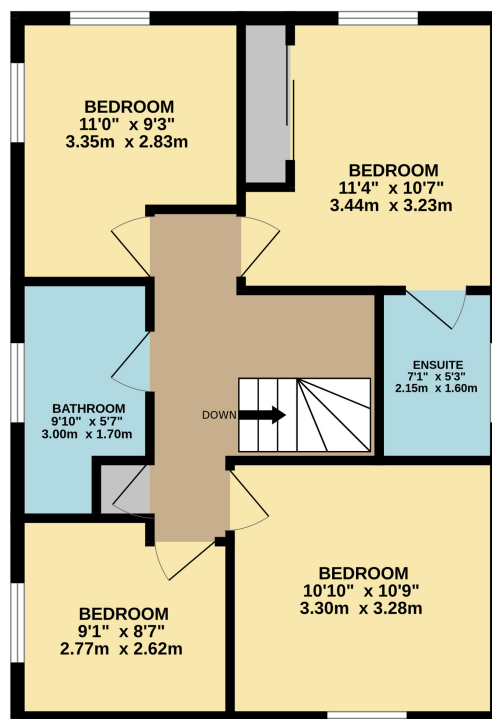




GROUND FLOOR



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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