

Hannay Road

Cheddar, BS27 3BT

COOPER
AND
TANNER



£565,000 Freehold

Built in 2003, this individual detached bungalow offers ample living accommodation throughout with a south facing enclosed rear garden, double garage and ample driveway parking!

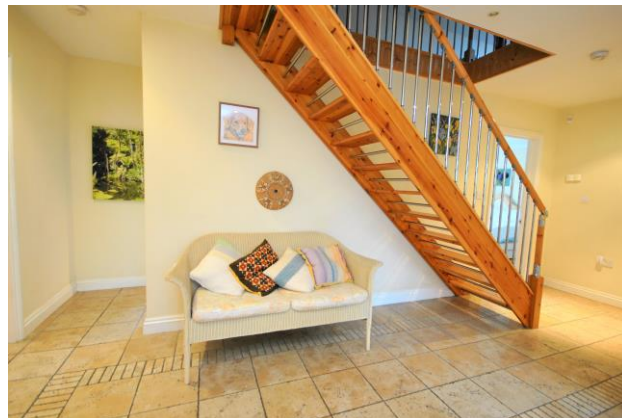
Hannay Road Cheddar BS27 3BT

 3  4  2 EPC TBC

£579,000 Freehold

DESCRIPTION

Stepping through the front door you are welcomed into an impressive spacious entrance hall with tiled floor and underfloor heating. Doors lead off to the principal rooms and a staircase leads up to the converted loft room, ideal space to work from home or would make a great hobbies room. Off to the left of the hall, there is the kitchen/breakfast room. It is fitted with shaker style wall and base units, granite work surfaces, steel sink with drainer and mixer tap, integrated microwave/oven and matching electric oven, induction hob with extractor hood, integrated oven, and space for a American style fridge/freezer. There is a fitted, raised unit which allows space for seating. Separate from the kitchen, the utility room is fitted with wall and base units, matching those in the kitchen. It has space and plumbing for a washing machine and tumble dryer, sink with mixer tap and is where the boiler is housed. A side door leads outside. Also, off the kitchen, there is a side aspect reception room which is currently being used as a study. The dining room is a spacious room and an opening lead through to the large living room. The living room is a rear aspect room with windows overlooking the private rear garden. There is a feature fire place with stone mantle and inset log burner and a cupboard ideal for storage. Double glazed French doors also lead out to the patio space in the rear garden. The master bedroom is off the right of the hallway and overlooks the garden. It is fitted with a range of bespoke wardrobes, allowing plenty of space for storage. The modern master bedroom benefits from a modern en-suite. It is fitted with



a jacuzzi bath, separate corner shower cubicle, pedestal basin and low-level WC. There are two further double bedrooms, one rear aspect and one front aspect. The bedrooms share a modern family bathroom which is fitted with a panelled bath and overhead shower, pedestal basin and low-level WC. Finally on the ground floor there is a useful storage cupboard.

From the hallway, stairs lead to the attic room which would make an ideal study, hobbies room or could be used as a bedroom. Running the width of the property, this is a large room and accommodates flexible living. It has solid oak flooring and also a useful storage space. The property is double glazed throughout, warmed with gas central heating and benefits from underfloor heating in all rooms.

OUTSIDE

The property is tucked away down a shared driveway. Approaching the property at the front, there is a large driveway providing parking for a variety of vehicles. There is a detached double garage with an electric up and over door, power and lighting. At the rear, there is the beautiful south facing garden. It is a private, enclosed space to enjoy the sunshine. It is mainly laid to lawn and there is a good-sized paved patio. Lots of mature flowers, bushes and shrubs are planted throughout the garden; ideal for those who enjoy gardening. Centrally, there is an apple tree. Also in the garden, there is a gazebo which benefits from lighting and power and is an ideal space to entertain and socialise.

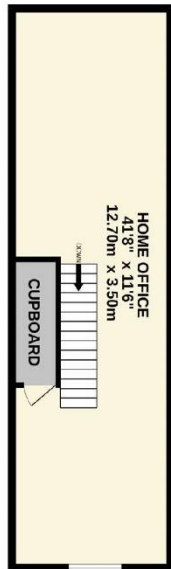




GROUND FLOOR
1720 sq.ft. (159.8 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 2186 sq.ft. (203.1 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 misstatement. The plan is provided as a guide only and should not be used as a basis for any prospective purchase. The service of a professional surveyor should be used to verify the accuracy of the measurements as to their operability or efficiency can be given.
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