

Yeo Close

Cheddar, BS27 3XL

COOPER
AND
TANNER



£455,000 Freehold

This detached, four-bedroom home is ideal for the growing family and is beautifully presented throughout. It benefits from a modern kitchen/diner, two reception rooms, lovely rear garden, garage and parking for a variety of vehicles.

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 4  2  2 EPC TBC

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DESCRIPTION

Entering the property through the front door, you are welcomed into a hallway, providing access into the ground floor rooms and stairs to the first floor. To the left, the living room is double aspect with a double-glazed window to the front and glazed glass double doors leading through to the second reception room. This room would be an ideal dining room and benefits from French doors opening out to the lovely rear garden. Leading from the dining room is the modern kitchen/diner. This is a spacious room and also provides access into the rear garden. The kitchen is fitted with an array of wall and base units, four ring gas hob with overhead extractor fan, double oven, steel sink with drainer, mixer tap and a Kettle tap providing filtered chilled and boiling water as well as mains hot and cold water. There is plenty of space for white appliances. In the centre, there is a breakfast bar which has space for seating and also storage cupboards. The garage can also be accessed via an internal door in the kitchen. The kitchen leads back out to the hallway, creating a circular flow downstairs. The ground floor also benefits from a useful cloakroom fitted with a pedestal basin and low-level WC and storage space.

On the first floor, are the four bedrooms. The master bedroom is a large, front aspect room. It benefits from triple, built in storage space and an en-suite. The en-suite is fitted with a shower cubicle, pedestal basin and low-level WC. Bedroom two is also double and front aspect with built in storage space. Bedroom three is



double and rear aspect, overlooking the garden and bedroom four is a single room and benefits from built in storage. The bedrooms share a modern family bathroom which is fitted with a panelled bath with overhead shower, pedestal basin and low-level WC. The property is warmed with gas central heating and double glazed throughout.

OUTSIDE

Approaching the property at the front, there is a large driveway providing parking for a variety of vehicles. There is a single garage accessed via an up and over door. A side gate leads around to the rear garden. At the rear, the garden is an ideal space to enjoy the sun. It is on a level plot and mainly laid to lawn. There is a patio space which is perfect for outdoor furniture. The garden is planted with a variety of plants, shrubs and trees creating privacy. It is fully enclosed with fencing there is a wooden shed used for storage.

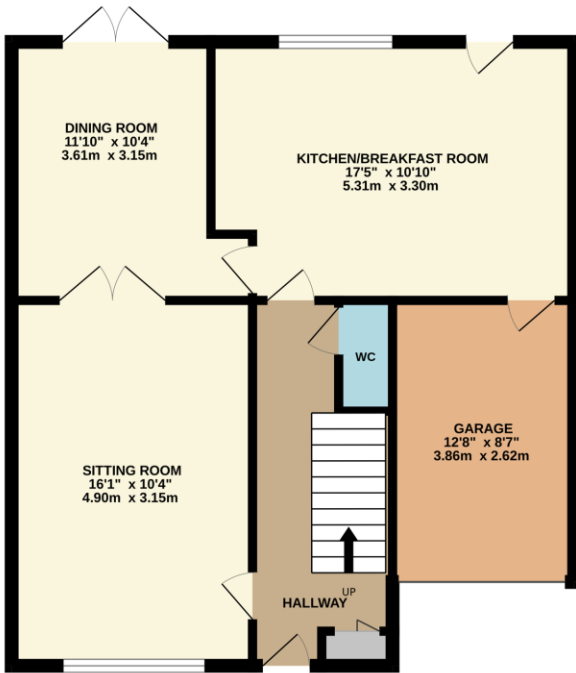
LOCATION

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. Bristol International Airport is 25 minutes away. 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.

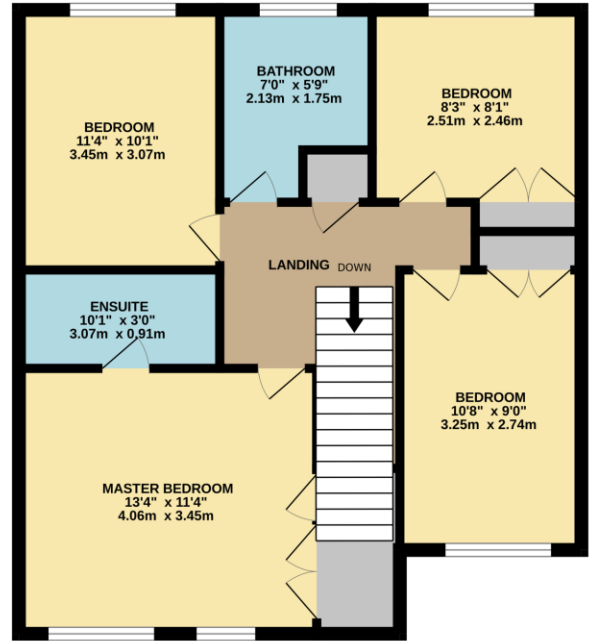




GROUND FLOOR



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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