

Helliars Lane

Cheddar, BS27 3FG

COOPER
AND
TANNER



£445,000 Freehold

This beautifully presented four bedroom new build property with garage and parking and is located on a small development in a quiet residential area within walking distance of the village, reservoir and local amenities.

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 4  2  3 EPC TBC

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DESCRIPTION

The Scrivener is a beautifully presented four bedroom new build property that benefits from open plan living/kitchen space, a living room, four bedrooms, en suite facilities, family bathroom and an enclosed rear garden, garage and parking.

Entering from the front you are welcomed into a spacious hallway which provides access into all the ground floor rooms. The living room is a front aspect room with a floor to ceiling bay window allowing in plenty of natural light. The kitchen family space is a beautiful, light and airy room with a kitchen that is fitted with a selection of wall and base units with integrated appliances. There is also space for a dining table and a sofa and a large storage cupboard. Off the kitchen is a handy utility space with space for two appliances with a door to outside. Accessed from the hall is a ground floor cloakroom with a WC and pedestal sink.

The first floor houses the four bedrooms and the the family bathroom. The master bedroom is a good sized front aspect room with a wall to floor bay window allowing in plenty of natural light. It also boasts its own en suite bathroom which is fitted with a large shower cubicle, pedestal sink and low level WC. There are three further bedrooms with two at the rear and one at the front and all have space for wardrobes. The family bathroom suite is fitted with a panelled bath, low level WC and a pedestal sink.

OUTSIDE

The property benefits from a garage with a driveway providing off street parking for a couple of vehicles. There is a pathway

which leads to the rear garden and is accessed through a gate at the side. The garden is fully enclosed with a patio area directly outside the lounge doors. The garage has an up and over door with power and lighting.

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. 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.

The village itself has a wide range of shops to cater for everyday needs. 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. The Kings Fitness and Leisure Centre adjoining the Kings of Wessex Academy offers an extensive range of activities for all the family and has an indoor heated swimming pool. There are also a number of village sports clubs and societies to cater for everyone.







Window to plot 7 only.

CHEDDAR OFFICE

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