

# Masons Way

Cheddar, BS27 3PG



£450,000 Freehold

Tucked away at the end of a quiet cul-de-sac, this four-bedroom, semi-detached house offers ample living accommodation; perfect for the growing family! It benefits from a kitchen/diner, two reception rooms, front and rear gardens, parking and garage.

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## DESCRIPTION

Stepping through the front door, you are welcomed into a porch which leads through to the hallway. Off the left of the hallway, the large living room has lots of space. It has a modern, feature wood burner and a front aspect window overlooking the garden. At the end of the living room, double glazed, glass doors lead through to a second reception room. From this room, the rear garden can be accessed via French doors. There is also access into the kitchen/diner. This room is perfect for entertaining and has space for a dining table. The kitchen is well equipped with ample wall and base units, steel sink with drainer, oven, five ring gas hob and has space for appliances. There is a second set of French doors that lead out to the garden. A side door also leads out to the garden. The kitchen/diner leads back through to the hallway, creating a circular flow downstairs. The ground floor also benefits from a useful under-stairs cupboard and a cloak room fitted with a pedestal basin and low-level W/C. The first floor has a split-level landing. Up the right of the stair case, there is a double bedroom with a window overlooking the rear garden. The left of the stair case is where the further three bedrooms and family bathroom are. There are two front aspect bedrooms, one single and one double. The fourth bedroom is a double and has a rear aspect window overlooking the garden. The large family bathroom has recently been re-modernised. It is fitted with a separate shower cubicle, panelled bath with shower attachment, vanity basin, low level W/C and heated towel rail. The first floor also benefits from a handy storage cupboard.



The property is double glazed throughout and is warmed with gas central heating.

## OUTSIDE

At the front, the property benefits from a driveway, suitable for a variety of vehicles. The front garden is mainly laid to lawn. It is planted with lots of pretty flowers, shrubs and hedging. There is a single, integrated garage which is accessed via a roller door. The rear garden is private and enclosed with fencing, walling and bushes. There is areas laid with decking and patio, ideal space for furniture. The rest of the garden is laid to lawn and is decorated with plants, shrubs and bushes. The property benefits from a detached outbuilding which is currently used as a workshop.

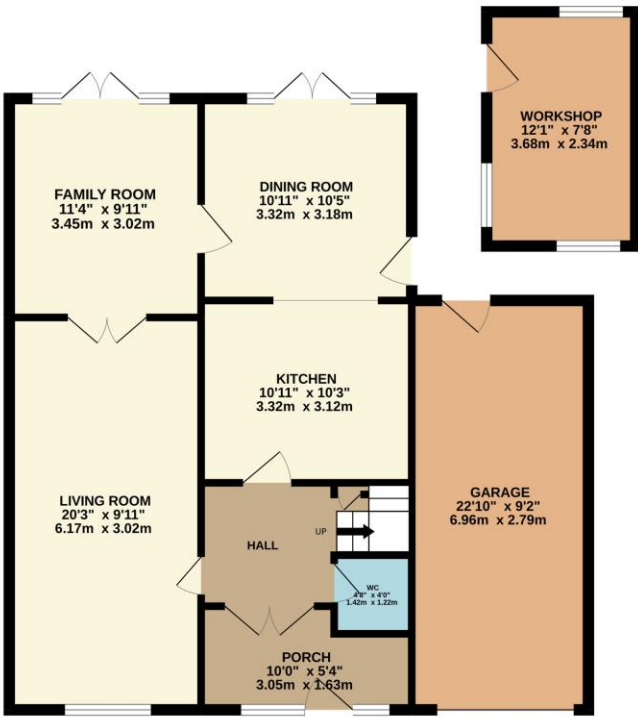
## LOCATION

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 every hour 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.

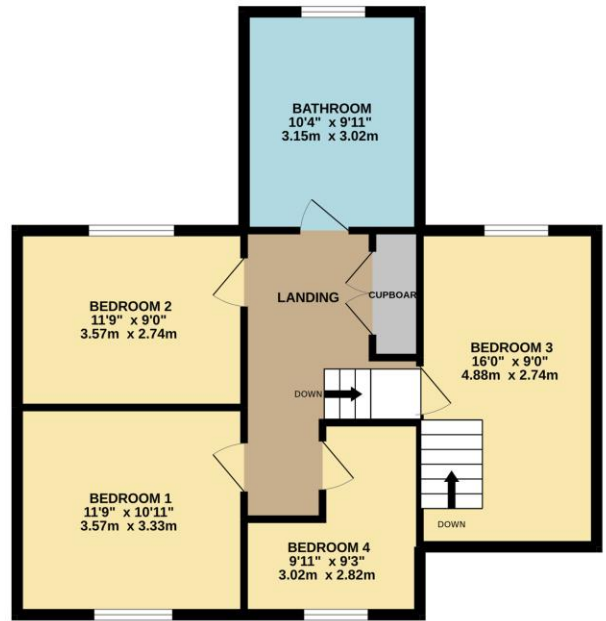




GROUND FLOOR  
943 sq.ft. (87.6 sq.m.) approx.



1ST FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 1607 sq.ft. (149.3 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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## CHEDDAR OFFICE

Telephone 01934 740055

2 Saxon Court, Union Street, Cheddar, Somerset, BS27 3NA

[cheddar@cooperandtanner.co.uk](mailto:cheddar@cooperandtanner.co.uk)

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AND  
TANNER**

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