

Mead Close

Cheddar, BS27 3XN

COOPER
AND
TANNER



£450,000 Freehold

Situated on a small cul de sac on this popular development this well presented four bedroom detached family home has a lot to offer. Double garage, driveway parking and enclosed rear garden. Spacious accommodation comprises three reception rooms, refitted kitchen and utility room, downstairs cloakroom making this a fantastic family home. Internal viewing a must!

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 4  3  2 EPC TBC

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DESCRIPTION

Stepping through the front door, you are welcomed into a spacious hallway that accommodates a convenient cloakroom, featuring a modern washbasin, chrome towel rail, and low-level WC. There is also a useful storage cupboard under the stairs. The sitting room is to the left of the hallway, a bright and airy space with a large window to the front and two side windows. The room benefits from a feature gas coal effect fire. On the right of the hallway, a second reception/family room beckons, offering versatility as a potential dining room or additional living area. This room enjoys a large front aspect window. The heart of the property lies within the refitted modern kitchen and dining room with French doors leading out to the garden. The kitchen is well-appointed and equipped with a range of both wall and base units, a practical one-and-a-half bowl sink unit, working surfaces, double oven, four-ring gas burner with an overhead extractor fan, refitted fridge/freezer, and dishwasher. There is ample room for a dining room table, creating a sociable space. The separate utility room is fitted with wall and base units, providing further storage. There is plumbing for a washing machine, a stainless steel sink, and a concealed wall-mounted boiler, with convenient access to the side garden.

The first floor comprises four generously sized bedrooms, a family bathroom, a master ensuite, and an airing cupboard. The master bedroom is a front aspect room with built-in wardrobes and access to the ensuite, which is fitted with a fully tiled shower cubicle, concealed WC, and vanity sink. The second bedroom is also a double with built-in wardrobes and a rear aspect. There are two further bedrooms, one with a front aspect and one with a rear aspect. The family bathroom comprises a suite with a paneled bath and an overhead shower, a pedestal washbasin, a low-level WC, and a heated towel rail. The property is double-glazed, and gas central heating keeps the home warm and comfortable. The property also benefits from owned solar panels

OUTSIDE

Approaching the property at the front there is a large driveway providing ample parking and electric car charger point. The front garden is laid to slate chippings and a paved path leads to the front door. A side gate provides access into the rear garden. The double garage to the front has up and over doors which provides space for cars and eaves storage above with power and light. A service door leads to the rear garden. The rear gardens are enclosed with fencing and hedging. There are level lawns, flower and plant borders with some mature shrubs. There are two paved patios providing seating areas to accommodate garden furniture.

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

HEATING

Gas central heating

COUNCIL TAX BAND

F

EPC RATING

Band B

LOCAL AUTHORITY

Somerset County Council

SERVICES

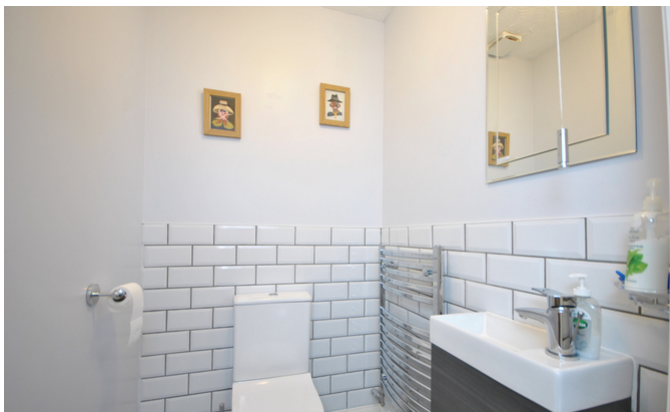
All mains services

VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

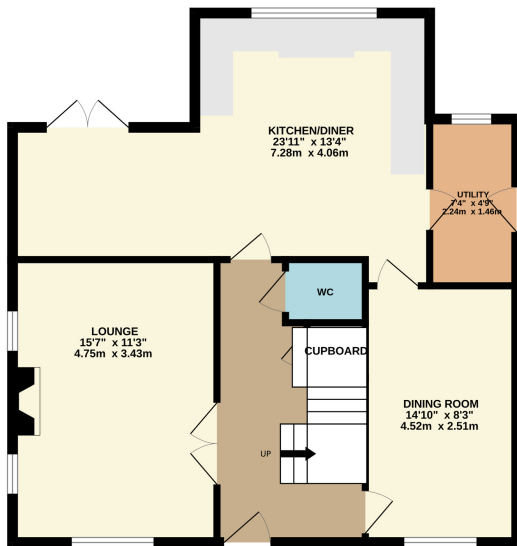
DIRECTIONS

From our office in the centre of Cheddar, turn right and proceed to the Market Cross. Turn left and join the A371 following it out of the village in the direction of Wells. Proceed past the church, across the bridge and take the first turning right immediately after the Football Ground. On entering the Draycott Park development, turn left at the first T junction into Labourham Way and follow the road around a right hand bend. After the open area on the right hand side, turn right into Mead Close and the property can be found on the right hand side

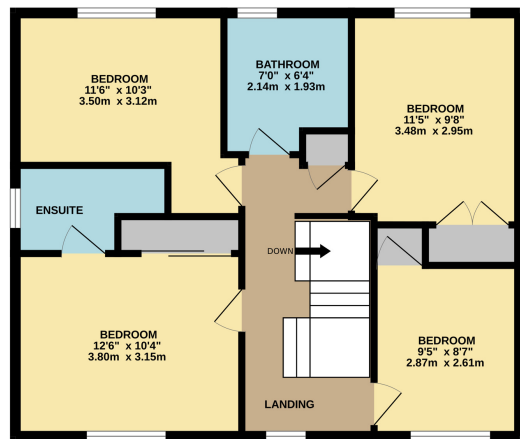




GROUND FLOOR
714 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA: 1360 sq.ft. (126.4 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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