

Norville Lane

Cheddar, BS27 3HJ

COOPER
AND
TANNER



£435,000 Freehold

Offered to the market with no onward chain is this well proportioned four bedroom property. Located in the heart of the village and with ample living space this is a lovely family home.

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DESCRIPTION

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Entering from the driveway and through the carport you are welcomed into an entrance hall providing access to the cloakroom, kitchen, living room and to the first floor. The kitchen is a rear aspect room and is fitted with a selection of wall and base units, integrated fridge, induction hobs, electric oven and views of the garden with a door opening out. The living room is a large front aspect room with a large front aspect window, electric fireplace and access into the dining room which is bright and airy with sliding doors opening to the garden. The ground floor is completed with a handy under stair storage cupboard and a cloakroom, which is located by the front door and is fitted with a WC and basin.

The first floor houses the four bedrooms and the family bathroom. The principle bedroom is a large front aspect room with built in cupboards. There are two rear aspect bedrooms which overlook the garden with one benefiting from a large built in wardrobe. There is a fourth bedroom which has previously been used a study and is located at the front. There is a handy landing storage cupboard which houses the water tank and a modern family shower room which is fitted with a large walk in shower, basin and WC.

OUTSIDE

First impressions are so important and this property is beautifully presented externally. The wooden gate opens onto a level driveway where there is a neat front lawn with pretty boarders and the entrance to the integral garage with its electric up and over door. The garage benefits from electric and power and houses the boiler which warms the property. Paths run down both sides of the property to the back garden, which is also neatly manicured with some a selection of plants and mature flowers and a patio with the added benefit of being fully enclosed.

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 and the M5 motorway. Bristol International Airport is a 25 minute drive away. Local attractions include Cheddar Gorge and caves, Wookey Hole Caves, Glastonbury Tor and the seaside at Weston Super Mare and Burnham on Sea.

The village itself has a wide range of shops to cater for everyday needs, a Post Office as well as doctor and dentist surgeries. 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.

TENURE

Freehold

SERVICES

All mains services

COUNCIL TAX BAND

E

LOCAL AUTHORITY

Somerset County Council

VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner

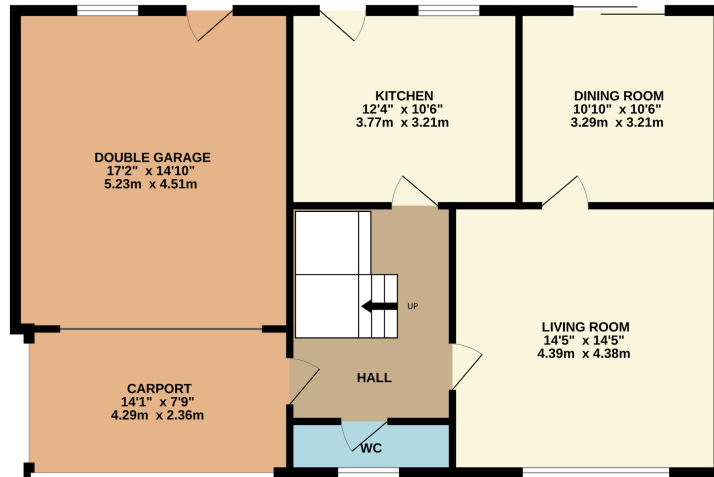
DIRECTIONS

From the Cooper and Tanner office, take Union Street to The Market Cross, turn right onto Bath Street passing The Bath Arms on your right. Take the next right, after Lloyds Bank, into Lower North Street. Norville Lane is a little way up on your left-hand side and the property can be found on the left hand side.

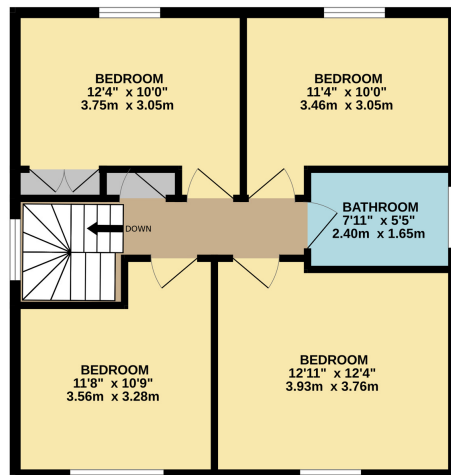




GROUND FLOOR
940 sq.ft. (87.3 sq.m.) approx.



1ST FLOOR
589 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 1529 sq.ft. (142.1 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 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

Unit 2, Union Street, Cheddar, Somerset BS27 3NA

cheddar@cooperandtanner.co.uk

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AND
TANNER**

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