

Littlewood Way

Cheddar, BS27 3FP

COOPER
AND
TANNER



£540,000 Freehold

An outstanding immaculate five bedroom detached modern family home in a great location with views towards cheddar reservoir to the rear. Stylish interior finish throughout.

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 5  2  4 EPC B

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DESCRIPTION

An outstanding immaculate five bedroom detached modern family home in a great location with views towards cheddar reservoir to the rear. Stylish interior finish throughout.

Set over three floors, this stylish home is perfect for family life. If you are looking to move in, unpack and relax, this is the property for you. The large, spacious kitchen is ideal for entertaining and family fun. It's light, contemporary and has double doors that can be thrown open into the garden! There is also a handy utility room with space for white appliances and with a door opening into the garden. The long lounge also has double doors that lead out into the garden, allowing light to flood in keeping the room bright and airy.

The first floor houses Three bedrooms. Pamper yourself in the fabulous master bedroom with its dressing room and en-suite bathroom fully equipped with a shower, basin and WC. The second room looks out onto the beautiful garden and the final room on this floor is light and airy. They all share a large immaculately presented and fully equipped family bathroom.

The second floor is the perfect opportunity to escape for some peace and quiet. It benefits from a good-size double room bedroom with two skylights and a further room which could be used as a bedroom, study or a dressing room with its own shower rooms. The top floor would be perfect for a young adult wanting their own independence within the family home. The property further benefits from still having five years remaining on its NHBC warranty.

OUTSIDE

The property is accessed at the front by a pathway leading to the front door and is enclosed by low level hedgerow only adding to the elegance of this stunning home. There is a driveway at the side which provides tandem parking for a couple of vehicles. There is

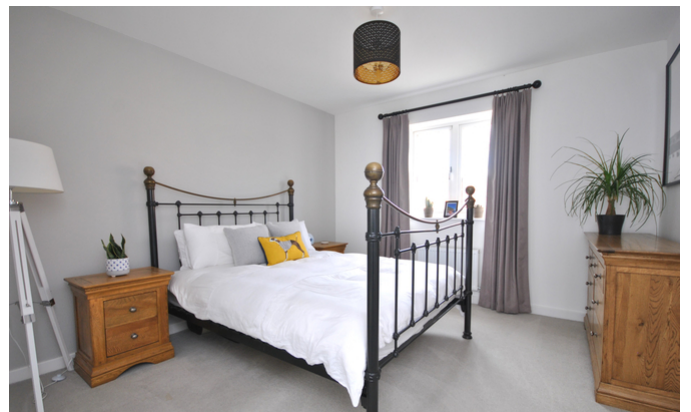


access into the garage through an up and over door which benefits from power and lighting and there is access into the enclosed rear garden. Sitting on a generous plot and backing onto the Strawberry line the low maintenance and level garden is a perfect space to entertain or for children to play. The garden is mostly laid to lawn with a couple of patio areas and a decked area all which are perfect to benefit from the sun at different parts of the day. The garden is full of colour from an array of mature plants, shrubs and trees.

LOCATION

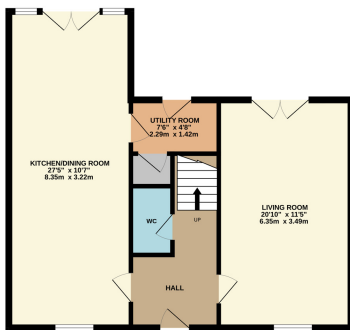
Situated at the foot of the Mendip Hills, Cheddar is an ideal base from which to enjoy wonderful country walks. Road links are excellent, with easy access to the A38. Bristol is only 30 minutes away and the M5 motorway approximately 20 minutes. Public transport is well represented with a bus service 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.

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.

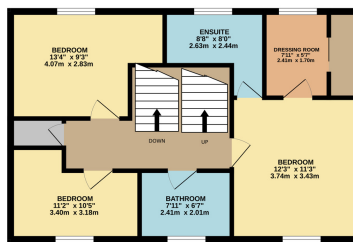




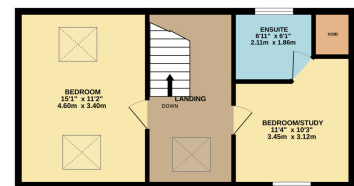
GROUND FLOOR
666 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
597 sq.ft. (55.4 sq.m.) approx.



2ND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1698 sq.ft. (157.7 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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