



# Olive

ESTATE AGENTS



## **Kerasia Barrows Park, Cheddar, Somerset BS27 3AZ** **£395,000**

A deceptively spacious, detached family bungalow situated in Barrows Park, one of more popular roads in Cheddar. A three bedroom detached bungalow with a large driveway providing off street parking for three vehicles, there is also a garage and a car port providing off street parking.

Internally the property has a living room / dining room, kitchen, conservatory, three bedrooms, a family bathroom and two attic rooms.

EPC D

Council Tax Band D

Freehold

### Entrance

Entrance accessed from the main driveway through an obscure uPVC double glazed door into the kitchen.

### Kitchen

**10'2 x 10'1 (3.10m x 3.07m)**

A side aspect room with obscure uPVC double glazed windows, textured ceiling, ceiling light feature with four rotating spotlights, laminate wooden flooring, fitted with a range of base and eye level units with granite effect rolled edge work surfaces over, one bowl stainless steel sink with adjacent drainer and mixer tap, integrated oven with a gas four-ring hob with an extractor hood over, tile splash backs towards sensitive areas and space for a small under work surface fridge freezer.

### Main Inner Hallway

Ceiling light, paddle stairs leading to first floor attic rooms, radiator, doors to all bedrooms, the bathroom, the living room and the conservatory, a walk-in airing cupboard with a gas fired combination boiler system.

### Main Living Room

**22'4 x 17'11 (max) (6.81m x 5.46m (max))**

A large L-shaped room with uPVC double glazed windows looking out across the front garden and also into the conservatory, with a textured ceiling, two ceiling lights, two radiators, a television point and a feature stone built fireplace with a living flame gas fire.

### Conservatory

**19 x 9'7 (5.79m x 2.92m)**

A brick built and uPVC double glazed construction with a pitched poly carbonate roof, uPVC double glazed door leading to the rear garden and a wall light point.

### Master Bedroom

**14'3 x 11'5 (4.34m x 3.48m)**

A rear aspect room with uPVC double glazed windows, textured cove ceiling, ceiling light and radiator.

### En suite Shower Room

Ceiling light feature with three rotating spotlights, tile effect vinyl flooring, radiator, suite comprising low level WC, vanity unit incorporating wash hand basin with mixer tap, extractor fan and a glazed and tiled step-in shower enclosure with a wall mounted Mira electric shower system.

### Bedroom Two

**14 x 11'5 (4.27m x 3.48m )**

A good sized rear aspect room with uPVC double glazed windows , textured cove ceiling, ceiling light and radiator.

### Bedroom Three

**8 x 6'11 (2.44m x 2.11m)**

A side aspect room with uPVC double glazed windows, ceiling light and radiator.

### Family Bathroom

A side aspect room with an obscure uPVC double glazed window, part tiled walls, tile effect vinyl flooring, radiator, low level WC, pedestal wash hand basin and a panel enclosed bath with a glazed shower screen and wall mounted mains shower system over.

### Two attic room areas

Two wooden double glazed Velux windows, ceiling lights and power points.

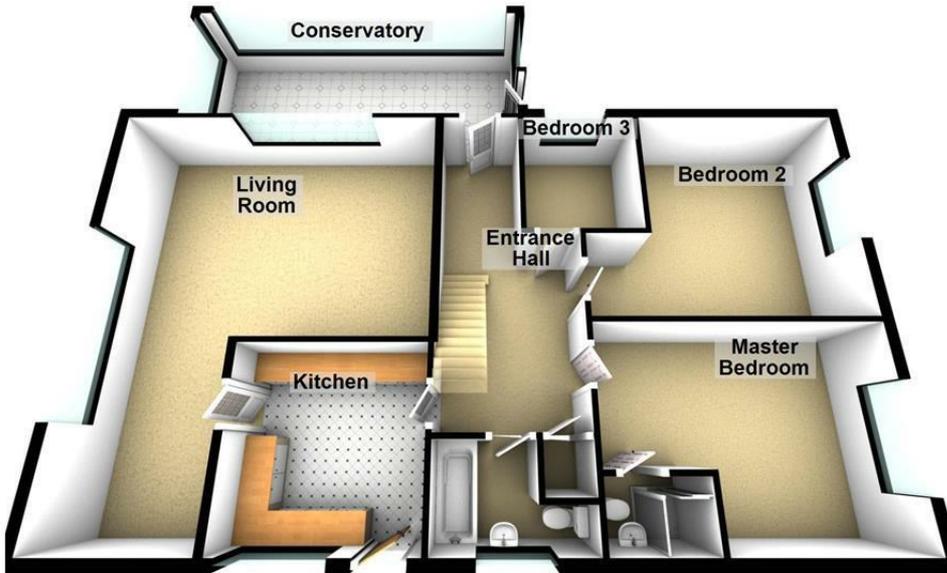
### Outside

A lovely well stocked garden, predominantly laid to lawn with a range of flowers and shrub beds and borders also with some trees and hedging areas, fencing and a gated access.

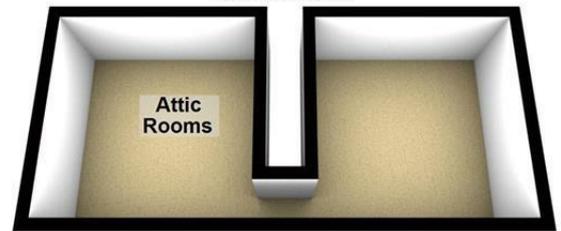
There is a large driveway providing off-street parking for at least three vehicles, a twin gated access to the carport which provides off-street parking for a further vehicle / boat etc and a large garage with an electric roll over door, rear aspect window and uPVC double glazed door giving access to the rear garden.

The rear garden is currently laid to a mixture of shingle stone areas, walkways and a large vegetable patch with fruit trees.

**Ground Floor**  
Approx. 1291.9 sq. feet



**First Floor**  
Approx. 239.7 sq. feet



Total area: approx. 1531.6 sq. feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(52-68) D		62	62
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	