



Olive

ESTATE AGENTS



Holcombe Wells Road, Cheddar, BS27 3SF £565,000

*** LARGE EXECUTIVE DETACHED FOUR BEDROOM HOUSE *** WELL PRESENTED THROUGHOUT *** KITCHEN *** SEPARATE DINING ROOM *** LIVING ROOM OPENING OUT TO THE GARDEN *** GOOD SIZE STUDY/RECEPTION ROOM TWO *** EN SUITE BATHROOM TO THE MAIN BEDROOM *** SHOWER ROOM *** FABULOUS SOUTHERLY FACING GARDENS *** SOLAR PANELS *** DOUBLE GARAGE/WORKSHOP *** SECURE DRIVEWAY PARKING FOR UP TO SEVEN VEHICLES *** SOLAR PANELS *** EPC C *** COUNCIL TAX BAND E *** FREEHOLD ***

This well thought out, impressive executive-style four bedroom property would make the perfect family home! The layout offers a dedicated study, perfect for those working from home and plenty of space. There are very generous gardens, off street parking for several vehicles and a double garage/workshop. Perfectly located close to the city of Wells and Cheddar where you will find a number of shops, restaurants, bars, cafes and supermarkets.

Entrance

Access to the property is via a steel door with inset obscure glazed panels leading straight into the hallway.



Hallway

Ceiling light, radiator, wood effect Karndean flooring, doors to the kitchen, dining room, downstairs cloakroom, the office and the living room, stairs to the first floor landing with an understairs storage cupboard.

Kitchen

A rear aspect room with three wooden double glazed windows overlooking the garden, ceiling spotlights, wood effect Karndean flooring, wall mounted radiator, wooden beam, fitted with base and eye level units with granite worktops and splashbacks, space for a large Rangemaster cooker with a glass splashback and an extractor hood above, space and plumbing for a washing machine, integrated dishwasher, built in stainless steel sink with a pull out mixer tap over, additional sink to the other end, built in space to house a microwave, integrated fridge and freezer, pull out larder cupboard, useful pull out storage baskets, a central section which has drawers and cupboards with a granite worktop over with a feature side and rear shelving area, door to an inner porch area which in turn gives access to the double garage/worktop, double wooden bi-folding doors to the dining room:-



Dining Room

A front aspect room with a wooden, double glazed bay fronted window, ceiling light, radiator.



Downstairs Cloakroom

A front aspect room with an obscure wooden double glazed window, ceiling light, radiator, Karndean flooring, wash hand basin, low level WC.

Living Room

A rear aspect room with large sliding patio doors to the garden, ceiling light, radiator, television point, beautiful feature stone fireplace with an inset gas fire.





Office

A front aspect room with a wooden double glazed window, two sets of ceiling lights, tile effect Karndean flooring, radiator, a comprehensive bespoke range of built in office desks, shelving and drawers.



Landing

At the top of the landing is a front aspect wooden double glazed window, radiator, loft hatch giving access to the roof space (which is boarded, has extensive shelving, power and a pull down ladder) , doors to all bedrooms and the shower room.



Main Bedroom

A rear aspect room with a wooden double glazed window offering fantastic views to the Isle of Wedmore and Nyland, ceiling light, radiator, a comprehensive built in range of wardrobes, headboard and drawers, dimmer switch. Door to the en suite bathroom:-



En Suite Bathroom

A rear aspect room with a wooden obscure double glazed window, tiled flooring, ceiling spotlights, panel enclosed bath housing a mains shower system with a concertina shower screen to one end, wall mounted ladder style radiator, underfloor heating, wash hand basin with vanity cupboard underneath, low level WC with hidden cistern and cupboards, mirror and lighting above, underfloor heating.



Family Shower Room

A rear aspect room with a wooden obscure double glazed window, ceiling spotlights, tiled flooring, corner shower enclosure housing a mains shower system with an overhead rain style attachment and a handheld attachment, wash hand basin with vanity cupboard underneath, low level WC with a hidden cistern, underfloor heating.

Bedroom Two

A front aspect room with a wooden double glazed window, built in wardrobes, ceiling light, radiator.



Bedroom Three

A front aspect room with a wooden double glazed window, ceiling light, radiator, built in wardrobe and overhead cupboards, dimmer switch.



Rear Garden

A beautiful south facing garden featuring a large patio area, perfect for al fresco dining with flower and shrub borders, outdoor lighting, tap and electrical sockets, retractable awning above the living room sliding patio doors. To one side of the property is a secure lean to storage area, perfect for housing outdoor equipment and gardening tools. To the other side is a path taking you to a purpose built greenhouse/potting shed and a wooden pedestrian gate giving access to the front of the property. A summerhouse sits on this level and a few steps take you down to the second section of garden which is predominantly laid to lawn with a shingle stone area to one side housing raised vegetable beds with a large shed sitting in the corner.



Bedroom Four

A rear aspect room with wooden double glazed window offering wonderful views of the Isle of Wedmore and Nyland, built in wardrobes, ceiling light, radiator.



To The Front of The Property

There is a block paved driveway with parking for up to seven vehicles. The driveway in turn gives access to the double garage. There is a path with a shingle stone, flower, shrub and tree border to the side which takes you to the front door. Outdoor tap and lighting.



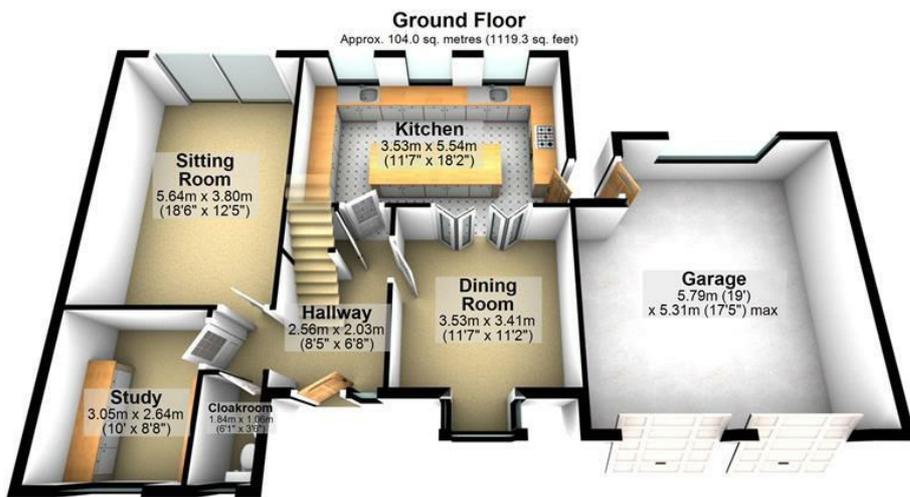
Garage/Workshop

A double garage with two metal up and over doors which can also be accessed from the house, rear aspect wooden double glazed window, ceiling strip lights, boarded roof with a drop down ladder for access so you are able to use as extra storage, built in shelving and overhead cupboards. This garage would be perfect to also use as a workshop.

Plot and Location







Total area: approx. 178.2 sq. metres (1917.7 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			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		