

LAUREL & WYLDE

E S T A T E A G E N T S



52 Knightstone Close, Axbridge, Somerset BS26 2DJ £285,000

*** COMPLETELY RENOVATED AND MODERNISED THROUGHOUT TO A HIGH STANDARD *** EXTREMELY WELL PRESENTED 3 BEDROOM SEMI DETACHED HOUSE *** KITCHEN/DINER *** SEPARATE UTILITY/WC *** LOUNGE/DINER *** FABULOUS LOW MAINTENANCE REAR GARDEN *** OFF STREET PARKING *** GARAGE *** WALKING DISTANCE TO THE CENTRE OF AXBRIDGE *** OUTSTANDING LOCAL SCHOOLS *** THE PROPERTY ENJOYS COUNTRYSIDE VIEWS AND VIEWS OF THE MENDIP HILLS *** EPC TO BE CONFIRMED ***

Entrance

Entrance to the property is via a composite door with four inset glass panels leading straight into the Hallway.

Hallway

Tiled flooring, ceiling light, doors leading to the Kitchen, Utility and the Lounge/Diner, also a door for the under-stairs storage cupboard, stairs to the first floor.

Utility

9'4" x 5'10" (2.84m x 1.78m)

The Utility is a front aspect room with UPVC double glazed obscured windows, four ceiling spotlights. The Utility has been fitted with a range of base and eye level units with wooden square edge work surfaces over, space for washing machine and tumble dryer, low level WC, and a half bowl sink.



Kitchen

11'7" x 9'5" (3.53m x 2.87m)

A front aspect room with a UPVC double glazed window, tiled flooring, eight ceiling spotlights, radiator. The kitchen has been fitted with a range of base and eye level units with wooden square edge work surfaces over, breakfast bar, space for a dishwasher, induction four ring hob with an extractor fan above, wine chiller, lighting underneath the eye level units, TV point.



Lounge/Diner

19'6" x 10'4" (5.94m x 3.15m)

The Lounge/Diner is a rear aspect room with a UPVC

double glazed window, also UPVC French double doors leading out to the rear garden, The lounge has been fitted with new carpet within the last 3 months, two ceiling spotlights, space for dining chairs and table, TV point.



Bedroom Two

10'8" x 9'7" (3.25m x 2.92m)

Bedroom two is a rear aspect room with a UPVC double glazed window looking over the rear garden, ceiling light, TV point, also been fitted with new carpet.



View For Bedroom Two

Landing

The landing is fitted with new carpets, ceiling light, doors leading to bedrooms one, two and three, the family bathroom, airing cupboard and a storage cupboard.

Main Bedroom

11'7" x 9'6" (3.53m x 2.90m)

The main bedroom is a front aspect room with UPVC double glazed window, ceiling light, plenty of space for wardrobes, also fitted with new carpet.



Bedroom Three

10'7" max x 9'9" max (3.23m max x 2.97m max)

Bedroom three is a rear aspect room with a UPVC double glazed window overlooking the rear garden, ceiling light.



View From Bedroom Three



Family Bathroom

6'7" x 5'7" (2.01m x 1.70m)

A partly tiled front aspect room with UPVC double glazed window, low level WC, pedestal wash hand basin, panel enclosed bath with a shower at one end, shower curtain rail, large ladder style radiator.



Outside

To the front of the property there is a newly laid patio, which leads straight up to the front door.

The outside rear of the property is fully enclosed by fencing and a stone wall and is laid to decking with plenty of space for outside furniture. There is a stone built plant and water feature.



Garage

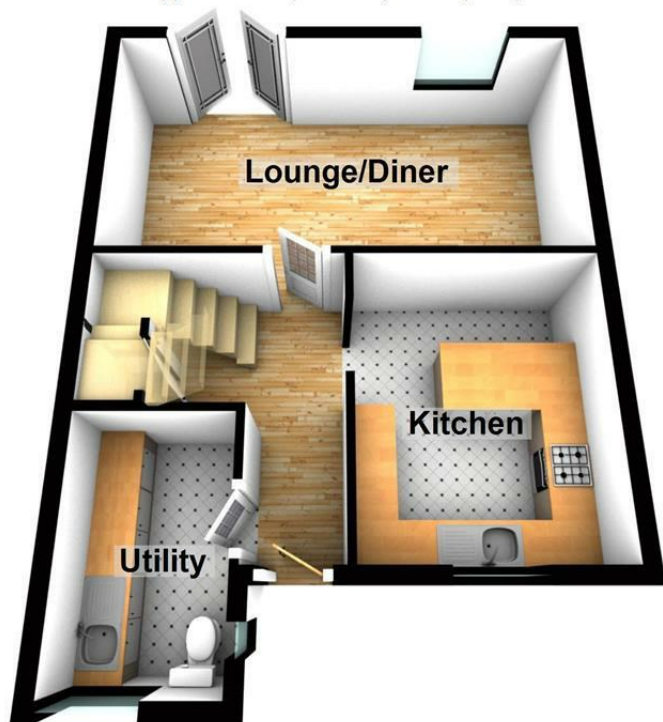


Local Play Area



Ground Floor

Approx. 42.6 sq. metres (458.2 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.0 sq. feet)



Total area: approx. 83.6 sq. metres (900.1 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	82

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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	