

Glebelands, Cheddar, BS27

£420,000 Freehold

COOPER AND TANNER

Glebelands
Cheddar, BS27

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Description

An immaculately presented larger than average detached four-bedroom property, set in an enviable position in the corner of a quiet cul de sac. The property benefits from a good finish throughout, UPVC double glazed windows, a large newly fitted kitchen/diner, two reception rooms, oak wood effect flooring throughout ground floor, en-suite facilities, ample driveway parking, garage, office and no onward chain complications.

Upon entering the property, you are welcomed into a spacious hallway which houses a cloakroom with low level WC, pedestal sink and extractor fan with separate under stairs built in storage. The living room is a dual aspect room with double doors, a large front window and two at the side with a centrally placed feature fireplace with white surround, inset marble effect hearth. There is a good second reception room which could be used as a dining room or equally as a second living room with a front aspect window and access into the kitchen. The kitchen/diner is a large spacious room with windows overlooking the garden and direct access to the rear garden through patio doors The kitchen is fitted with an array of wall and base units, a one and a half bowl sink, Bosch double oven, four ring gas burner with overhead extractor fan, space for an American style fridge/freezer and integrated floor heater. There is ample room for dining with a TV wall point. The separate utility room is fitted with a matching range of wall and base kitchen units, a stainless steel sink, space for washing machine and dryer and a concealed wall mounted boiler and provides access to the side garden.

The first floor houses four generous bedrooms, family bathroom, master ensuite and landing airing cupboard with hot water tank and slatted shelving. The master bedroom is a front aspect room with built in fitted wardrobes and access into the en-suite which is fitted with a fully tiled shower cubicle, concealed cistern WC, vanity sink, heated towel rail and shaver point. There is a good-sized front aspect bedroom with a built in cupboard and two good sized rear aspect bedrooms with the larger benefiting from integrated wardrobe. The tiled bathroom is fitted with a low-level WC, vanity sink, panelled 'P' shape bath with overhead shower, heated towel rail and shaver point.

Outside

FRONT - At the front there is a large driveway with ample parking. The front garden is laid mainly to shingle with a curved pathway to the front door and a side gate giving access to the rear garden. The garage is of a good size with electricity and lighting. It used to be a double but one side has been cleverly converted into an office. This could always be converted back if desired. The garage is accessed through an up and over door or alternatively through a side door entered from the garden.

REAR - The large west facing garden is attractively landscaped with a selection of shrubs, curved edges and raised beds. The patio leading from the kitchen/diner double doors has ample room for seating and a BBQ. There is also a paved area with wooden pergola in the corner of the garden for seating. The main garden joins to a garden at the side of the property where there is a raised patio area leading to the utility, garage and greenhouse.



















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, banks, a building society and 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.

Directions

From our offices in Union Street, Cheddar proceed towards the Market Cross. Turn left going out of Cheddar towards Wells, turn right after the football ground and right again onto the Draycott Park development. Turn left onto Labourham Way and follow this road through almost as far as you can go, where Glebelands Close is a cul de sac and will be found on the left-hand side. Number 6 will be found tucked away at the end on the right-hand side.







Local Information - Cheddar

Local Council: Sedgemoor District Council

Heating: Freehold

Services: All Mains Services

Tenure: Freehold

Motorway Links

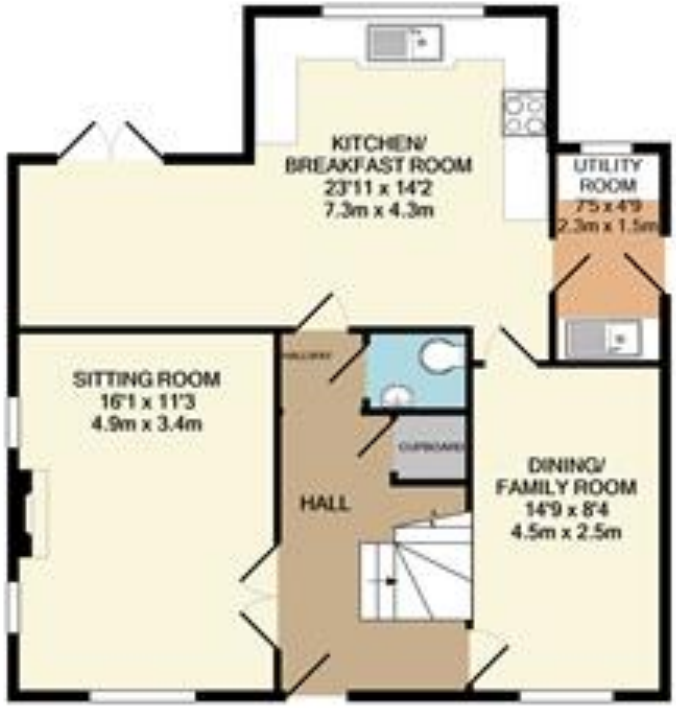
- J21
- J22

Train Links

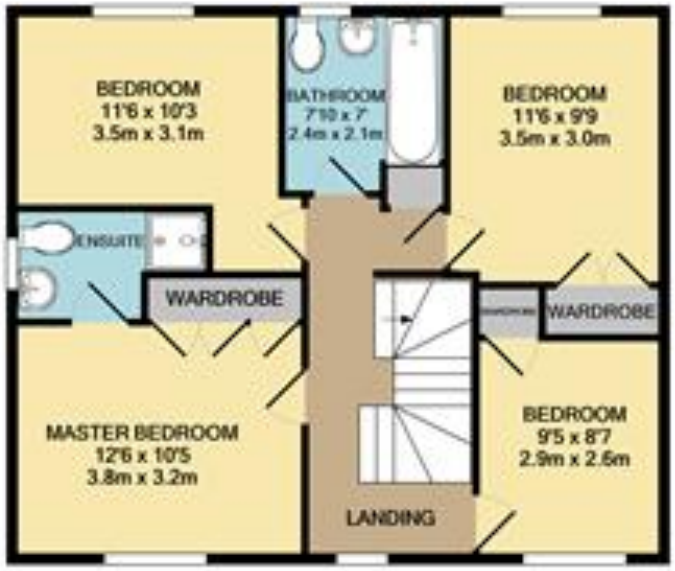
- Worle
- Yatton

Nearest Schools

- Kings of Wessex
- Cheddar First School



GROUND FLOOR
APPROX. FLOOR
AREA 718 SQ.FT.
(66.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 647 SQ.FT.
(60.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1366 SQ.FT. (126.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
2 Saxon Court, Cheddar, Somerset BS27 3NA
cheddar@cooperandtanner.co.uk

COOPER AND TANNER

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