



# 16a Hopwoods Corner, Cheddar, BS27 3EU

## Offers Over: £325,000 Freehold

- DRAFT DETAILS -

- MODERN EXECUTIVE DETACHED HOUSE
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- FOUR BEDROOMS
- BATHROOM & ENSUITE SHOWER ROOM
- GARAGE & CARPORT/PORCH
- COMPACT GARDENS
- NO ONWARD CHAIN COMPLICATIONS

Offered in excellent 'AS NEW' CONDITION, with NO ONWARD CHAIN COMPLICATIONS and with VIEWS TOWARDS CHEDDAR GORGE, this modern EXECUTIVE DETACHED HOUSE, is ideal for families looking to UPSIZE, empty nesters looking to DOWNSIZE, or INVESTORS LOOKING FOR THE PERFECT 'BUY TO LET' OPPORTUNITY.

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**Freehold**







## **HALL** 16'10" x 5'8" (5.13m x 1.73m)

Approached via a half glazed composite entrance door with outside coach lantern. Modern timber and chrome stairs leading to the first floor landing with useful under stairs cupboard. Three ceiling lights. Intruder alarm. Tile effect flooring. Smoke alarm. Doors to all ground floor rooms.

## **SITTING ROOM** 16'10" x 11'7" (5.13m x 3.53m)

Front aspect UPVC double glazed window. Chimney breast with timber mantle, slate heart and inset wood burning stove. Two ceiling lights. Three wall lights. Timber Georgian style glazed double doors to

## **DINING AREA** 9'4" x 8'5" (2.84m x 2.57m)

UPVC double glazed French doors opening onto the rear garden. Ceiling light. Tile effect flooring. Open plan to

## **KITCHEN AREA** 13'11" x 8'9" (4.24m x 2.67m)

Fitted with a comprehensive range of solid wood wall, floor and drawer units incorporating glazed cabinets, curved cabinets, wine rack and towel rail, with square edge worktops over. Inset black composite one and a half bowl single drainer sink unit with mixer tap. Tiled splash backs. Tile effect flooring. Two ceiling spotlight tracks. Built in stainless steel double over. Inset five ring gas hob with extractor hood over. Rear aspect UPVC double glazed window.

## **WC** 6'6" x 3'3" (1.98m x 1m)

Fitted with a white suite comprising pedestal wash hand basin with tiled splash back and push button flush concealed cistern WC. High level fuse box. Extractor fan. Ceiling light. Tile effect flooring.

## **UTILITY ROOM** 8'11" x 3'5" (2.72m x 1.04m)

Approached externally via a fully glazed UPVC door, the utility room has fitted worktops with space and plumbing under for washing machine and tumble dryer. Wall cabinet. mounted 'Worcester' gas central heating boiler. Ceiling light. Radiator. Tile effect flooring. Internal door to garage.

## **LANDING** 10'7" x 6'6" (3.23m x 1.98m)

Doors to all rooms. Airing cupboard with hot water tank and slatted linen shelving. Ceiling light. Radiator. Smoke alarm. Loft hatch to attic space.

## **MASTER BEDROOM** 13'3" x 11'6" (4.04m x 3.5m)

Front aspect UPVC double glazed window. Ceiling light. Radiator. Double folding doors to large walk-in wardrobe with hanging rails and shelving. Door to

## **ENSUITE** 8'9" x 3'10" (2.67m x 1.17m)

Fitted with a white suite comprising double width shower cubicle with chrome mains fed shower, pedestal wash hand basin with mixer tap and push button flush close coupled WC. Fully tiled walls. Chrome fittings. Ceiling light. Strip light with shaver point. Chrome ladder style heated towel rail/radiator. Extractor fan. Shelves recess.

## **BEDROOM TWO** 13'11" max x 9'8" (4.24m max x 2.95m)

Front aspect UPVC double glazed window. Ceiling light. Radiator. Door to over stairs wardrobe.

## **BEDROOM THREE** 11'6" x 8'10" (3.5m x 2.7m)

Rear aspect UPVC double glazed window. Ceiling light. Radiator.

## **BEDROOM FOUR** 10'9" max x 9'8" (3.28m max x 2.95m)

Rear aspect UPVC double glazed window. Ceiling light. Radiator.

## **BATHROOM** 6'5" x 5'6" (1.96m x 1.68m)

Fitted with a white suite comprising panelled bath with wall mounted chrome mains fed shower and folding shower screen, pedestal wash hand basin with mixer tap and push button flush close coupled WC. Fully tiled walls. Chrome fittings. Ceiling light. Strip light with shaver point. Chrome ladder style heated towel rail/radiator. Extractor fan. Rear aspect obscure UPVC double glazed window.

## **OUTSIDE**

To the front boundary there is a medium height stone wall. The frontage of the property is laid to hard landscaping with paved patios and pathways to either side leading to the rear. To the front of the garage there is a large covered carport/porch, useful for storage if required. The rear garden is compact and bijou, but fully enclosed on all sides with a combination of close boarded fencing and stone walling. There is a raised planted border, a brick paved patio, a covered veranda to the rear of the dining room, outside water tap and outside lighting. From the rear garden there are attractive open views towards Cheddar Gorge.

