





# Ivydene Hillfield

Cheddar BS27 3HW

£675,000

## DESCRIPTION

## ACCOMMODATION

### SITUATION

Ivydene is attractively located in a cul-de-sac road just off The Hayes in the centre of Cheddar within easy distance of Schools, Shops, Supermarkets, Leisure Centre and other Sports facilities. Weston-Super-Mare is 10 miles and Bristol 19 miles distant. The Spacious Accommodation is really amazing particularly the kitchen/living room.

### ENTRANCE DOOR LEADING TO:

ENTRANCE PORCH 5' 0" x 5' 6" (1.52m x 1.68m)  
Victorian tiled floor. Pull bell.

RECEPTION HALL 9' 2" x 12' 9" (2.79m x 3.88m)  
Oak wood flooring. Radiator. Understairs storage. Meter cupboard.

CLOAKROOM 4' 11" x 6' 2" (1.50m x 1.88m)  
Tiled floor. Low level WC. Corner wash hand basin. Cupboard housing a gas Worcester wall mounted boiler providing central heating and domestic hot water.

THE LOUNGE 12' 8" x 13' 7" (3.86m x 4.14m)  
Victorian Marble fireplace with log burner inset. Corniced ceiling. Radiator. South facing aspect.

THE DINING ROOM 12' 8" x 13' 6" (3.86m x 4.11m)  
Oak wood flooring. Radiator. Corniced ceiling. Victorian slate fireplace. South facing aspect.

GARAGE 11' 0" x 22' 6" (3.35m x 6.85m)  
Rolled shutter doors. Stairs leading to storage area. Strip lighting.

WALLED FRONT GARDEN  
Paved driveway with parking and driveway to garage. Lawn with mature borders and shrubs. Side gate to:

ENCLOSED REAR GARDEN  
Large paved patio area. Lawn area with raised vegetable beds. Outside tap. Oil storage tank (for Aga only). Green House.

BREAKFAST ROOM/3RD RECEPTION ROOM 12' 2" x 9' 2" (3.71m x 2.79m)  
Bath stone fireplace with log burner inset. Oak flooring. Recessed storage cupboard housing heating cylinder.

FABULOUS KITCHEN/LIVING ROOM 26' 5" x 18' 7" (8.05m x 5.66m)  
Handmade wooden kitchen units with black Granite worktops. Oli fired aga with extractor housing above. Island housing additional cupboards and storage, Zanussi Induction hob and Samsung single oven. Large matching handmade wooden unit housing full height integrated fridge, integrated freezer and larder cupboard. Double bowled enamel sink. Integrated dishwasher, washing machine and bin store. Three seater settle with storage under. Full height glazing with folding Bifold doors to patio area, doors are 14' wide. 4 x velux windows. Spot lighting and ceiling mounted lighting. Tiled floor with underfloor heating.

Stairway leading to the first floor with Mahogany hand rail:

LANDING 9' 0" x 9' 0" (2.74m x 2.74m)  
Spacious landing with access to roof space.

MASTER BEDROOM 18' 4" x 11' 3" (5.58m x 3.43m)  
Velux window. Views to Cheddar Gorge and the Mendip Hills. Storage cupboard.

SHOWER ROOM/ENSUITE  
Shower cubicle. Wash hand basin. Low level WC. Heated towel rail/radiator. Cushioned lino flooring.

BEDROOM 2 12' 8" x 13' 5" (3.86m x 4.09m)  
Picture rail. Victorian fireplace. South facing aspect.

BEDROOM 3 12' 8" x 13' 5" (3.86m x 4.09m)  
Picture rail. South facing aspect.

BEDROOM 4 8' 0" x 8' 6" (2.44m x 2.59m)

BATHROOM 9' 0" x 7' 11" (2.74m x 2.41m)  
Cushioned lino flooring. Shower cubicle. Free standing rolled top bath with mixer tap. Low level WC. Pedestal wash hand basin. Part panelled walls. Heated towel rail.

## OUTSIDE

