



10 Petvin Close
Street, BA16 0SX

George James PROPERTIES
EST. 2014

10 Petvin Close

Street, BA16 0SX

Guide Price - £665,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

10 Petvin Close is situated in one of Streets most prestigious locations, a short walk away from Millfield School. The property has been remodelled and extended to create an incredibly spacious and extremely well presented family home. Downstairs is a WC, living room and a fantastic open plan kitchen/living/family room with several spaces for dining and socialising. Upstairs there is a larger than average family bathroom, four good sized bedrooms, the master benefitting from the remodel and now includes dressing area, walk in wardrobe and ensuite shower room. The property benefits from a double garage with parking to the front, and a wonderfully landscaped, private south facing rear garden.

Services

Mains gas, electricity, drainage connected. Council tax band E

Amenities

Street is a small but thriving town situated in mid Somerset. Close to the local centres of Wells and historic Glastonbury with a picturesque Abbey and famous Tor. Street provides an excellent choice of shopping facilities including Clarks Village, as well as having a variety of schools including Crispin Secondary School, Strode College, Millfield School, Strode Theatre, indoor and outdoor swimming pools and Sports Club.

Entrance Hall 8' 0" x 6' 4" (2.45m x 1.94m)

Door into entrance hall, radiator, storage cupboard, stairs to first floor, doors into WC, kitchen, lounge

Living Room 21' 11" x 12' 0" (6.67m x 3.66m)

Bay window to front, sliding doors to rear garden, radiator, feature stone fireplace with inset woodburner, double doors into kitchen/family room



Kitchen/Family Room 24' 5" x 19' 9" (7.44m x 6.02m)

Measurements are maximums. Sliding doors to rear, windows to rear, French doors to the side, single door to side, range of cream base and wall units with solid wood tops, Lamona electric oven & grill, Lamona hob with extractor over, Lamona one and a half sink with drainer, integrated dishwasher, space for fridge/freezer, plumbing for washing machine, two radiators, television point, spotlighting, space for dining table and living room furniture, this room really is the hub of the house

Downstairs WC 4' 11" x 3' 10" (1.51m x 1.16m)

Frosted window to front, low level WC, sink with vanity storage

First Floor Landing

Access to loft space, spotlighting, airing cupboard with radiator

Bedroom 1 14' 5" x 12' 11" (4.4m x 3.94m)

Two windows to rear, radiator, oak flooring

Walk-in Wardrobe 6' 10" x 6' 6" (2.08m x 1.97m)

Rails and shelving, lighting

Ensuite 9' 1" x 6' 4" (2.77m x 1.94m)

Skylight, tiled flooring and part tiled walls, chrome heated towel rail, sink, low level WC, walk in shower enclosure with rainfall and handheld shower head, spotlighting

Bedroom 2 16' 7" x 9' 11" (5.05m x 3.03m)

Triple windows to front, radiator, oak flooring, double wardrobe

Bedroom 3 11' 9" x 10' 0" (3.58m x 3.05m)

Window to front, radiator, single wardrobe

Bedroom 4 9' 4" x 9' 3" (2.85m x 2.83m)

Window to rear, radiator, cupboard and wardrobe

Family Bathroom 9' 10" x 5' 10" (3.00m x 1.78m)

Frosted window to rear, chrome heated towel rail, tiled floor and part tiled walls, WC, sink, P shaped bath with shower over, spotlighting

Double Garage 17' 0" x 16' 4" (5.17m x 4.98m)

Side and rear personal door, modern Vaillant boiler, two up and over doors, lighting and power

Outside

To the front of the property is a lawn and beds filled with mature shrubs and trees. There is a double width driveway leading to the double garage and a patio leading to the front door. The completely private south facing rear garden is a haven that needs to be seen to be fully appreciated. The garden is predominantly walled and has large patio, lawn, colourful flower beds filled with beautiful plants, summerhouse and storage shed.







GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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