





£550,000

To View:

Holland & Odam
3, Farm Road, Street, Somerset
BA16 0BJ
01458 841411
street@hollandandodam.co.uk



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Energy
Rating **D**

Council Tax Band F



Services

Mains gas, electricity, water and drainage are connected.

Local Authority

Mendip District Council
0300 3038588
mendip.gov.uk

Tenure

Freehold

Directions

Proceed along the High Street passing Living Homes on the right and upon reaching Abbey Garage (Ford dealership), turn left into the slightly concealed entrance between the garage forecourt and Avalon Guns. The property is set well back from the High Street at the end of the drive.

Description

The immaculate accommodation is accessed principally from the front elevation under an open fronted storm porch and through the main entrance door into a spacious and welcoming reception hall. Attractive travertine flooring continues throughout the ground floor besides a carpeted reception room. Doors lead off to all ground floor accommodation including a cloakroom. Stairs rise to the first floor with useful storage beneath. The sitting room can accommodate plenty of lounge furniture and is light and airy, benefitting from a dual aspect with sliding doors opening onto the south facing garden and a recessed gas wood effect fire which is cosy focal point. The heart of the home can be found in the impressive kitchen/dining/family room, a sociable space with more than enough room for a generous central table and large corner sofa at one end. At the other end a beautifully fitted kitchen with ample base, wall and drawer units and stunning granite work surfaces will tick all the boxes for keen cooks. Integrated appliances include a dishwasher, two tall fridge/freezers, large built in five burner gas hob, two ovens, a steam oven, a microwave oven and two warming drawers. The utility room/home office has plenty of storage, space for washing machine, tumble dryer and desk.

On the first floor a spacious landing provides loft access fitted with a pull-down ladder and offers potential to create further bedrooms (subject to obtaining any necessary consents). Doors lead off to three/four spacious bedrooms, the fourth currently used as an impressive walk-in wardrobe. Bedroom two and the master bedroom suite, which has an attractively appointed ensuite shower room are both particularly generous in size. A beautifully appointed family bathroom has freestanding bath, walk-in shower and His and Hers sinks with cupboards beneath.

Location

The property is conveniently situated for the town's excellent range of shopping facilities which include the renowned Millfield School and Clarks Village complex of factory shopping outlets. Street also offers recreational facilities including theatre, tennis, bowls, and both indoor and outdoor swimming pools. The historic town of Glastonbury is within 3 miles, the Cathedral City of Wells 9 miles and the nearest M5 motorway interchange at Dunball, Bridgwater is within 14 miles. Bristol, Bath, Taunton and Exeter are each within an hour's drive.



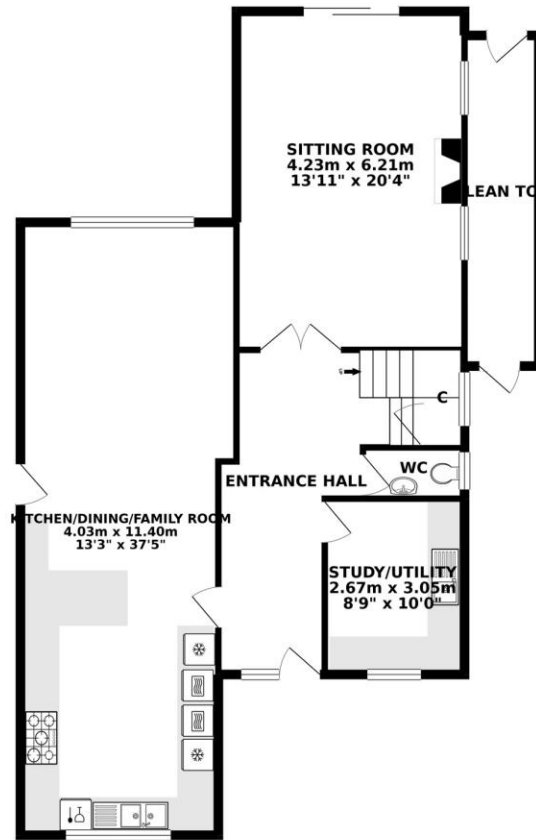


The property is approached over an initial shared entrance to a private driveway which provides ample parking. Double wrought iron gates provide pedestrian access around the side of the property to a desirable rear garden which enjoys a southerly aspect and good degree of privacy. Beautifully landscaped for ease of maintenance comprising a large paved patio extending from the rear elevation and continuing passed a central artificial lawn to the end of the garden where a large studio/gym with cloakroom, air conditioning and store provides further adaptable accommodation.

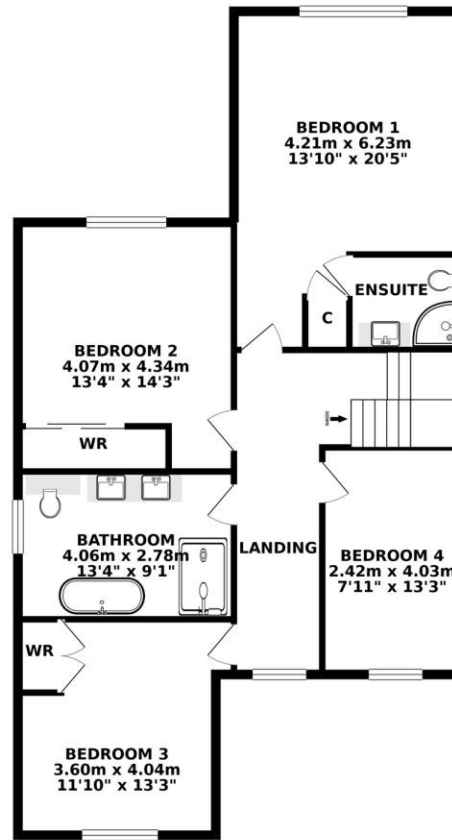
- A generously proportioned and beautifully presented detached property with ample parking
- Tucked away in a convenient location within a stone's throw of the town centre amenities
- Construction is of attractive reconstructed stone elevations incorporating traditional architectural dressings, beneath a tiled roof
- Stunning open plan kitchen/dining/family room with granite worktops, ideal for families and those who love to entertain
- Three spacious bedrooms and walk-in wardrobe/bedroom four
- Luxurious family bathroom with freestanding bath, walk in shower and His and Hers basins
- Attractively landscaped south facing garden
- Fantastic studio/gym with cloakroom, air-conditioning and store
- No onward chain



GROUND FLOOR 106.31 sq. m.
(1144.31 sq. ft.)



1ST FLOOR 97.75 sq. m.
(1052.20 sq. ft.)



OUTBUILDINGS 78.20 sq. m.
(841.71 sq. ft.)



TOTAL FLOOR AREA : 282.26 sq. m. (3038.22 sq. ft.) approx.

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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