





£425,000

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 D



Services

Mains electricity, water and drainage are connected. Oil fired central heating system.

Local Authority

Somerset Council
03001232224
somerset.gov.uk

Tenure

Freehold

Directions

From Bridgwater follow the A39 towards Street. At Bawdrip (garage and car sales), turn left and proceed into the village, turn right into Vicarage Lane. Continue around a sharp left bend into School Lane. Wy Wurrie is on the right hand side.

From Street follow the A39 towards Bridgwater and M5. At Bawdrip (garage and car sales), turn right and proceed into the village, turn right into Vicarage Lane. Continue around a sharp left bend into School Lane. Wy Wurrie is on the right hand side.

Description

Leading from the front elevation a storm porch shelters the main entrance door which brings you into a good-sized reception hall affording plenty of coat hanging and shoe storage space. The staircase ascends to the first floor and a door brings you into a stunning kitchen/dining room. Opened up into what was a separate dining room, it now provides a great family and entertaining space. Stylishly appointed with a comprehensive range of high gloss base, wall, pull-out larder and drawer units with contrasting quartz worktops, sink unit and built-in appliances including combination oven/microwave, oven, induction hob, dishwasher, tall fridge and under counter freezer. The dining area can easily accommodate a large table and chairs and a wide archway opens into a light and spacious reception room featuring a bay window to front and wood burner set on a slate hearth. Together the ground floor accommodation provides desirable open plan living yet still benefits from defined areas. The utility room is also attractively appointed with space for appliances, sink unit and doors to a cloakroom, garage and rear garden. The fourth bedroom/additional reception room enjoys an outlook over the garden and the benefit of underfloor heating system.

To the first floor there are three double bedrooms, two of which are particularly large and the master bedroom also enjoys the benefit of built-in wardrobes and delightful countryside views to the rear. The family bathroom is modern and tastefully appointed, it comprises a panelled bath with shower over, wash basin and WC.

Location

Located in the village of Woolavington which lies off the A39, 5 miles to the west of Bridgwater, 10 miles to the east of Street and 3 miles from Junction 23 (Dunball) of the M5 motorway. Amenities within the village include church, primary school, health centre, pub, and village stores. Bridgwater is the closest town offering facilities such as an array of shops, restaurants, bars, food superstores and train station, perfect for those looking to commute. Its leisure facilities include health centre, cinema, and ten pin bowling. With Bridgwater college boasting a wide range of studying opportunities, which includes Cannington College where the National College for Nuclear (NCfN) is based. The popular centre of Street offers a good range of facilities including Clarks Village with its complex of factory shopping outlets, both indoor and open-air swimming pools, Strode College, and Strode Theatre.





The attractive yet low maintenance front garden is retained by a wall with pedestrian gate and patio terrace with established shrub borders. To the side of which is a wide driveway providing ample parking in front of and to the side of the integral garage, fitted with up and over door, power, light, Worcester oil fired combination boiler (installed 2021) and door into the utility. A side gate gives access to the rear garden which is fully enclosed, neatly maintained and attractively landscaped. Comprising large patio extending from the rear elevation, lawn, established borders, variety of attractive trees and shrubs, and a large covered seating/patio area.

- This much loved family home is beautifully presented, immaculately maintained and has been greatly improved by the current owners



- Affording a newly fitted kitchen, utility/cloakroom, bathroom and a ground floor extension providing useful fourth bedroom or additional reception room



- An attractive four bedroom detached house with further scope to extend subject to planning permission and necessary consents

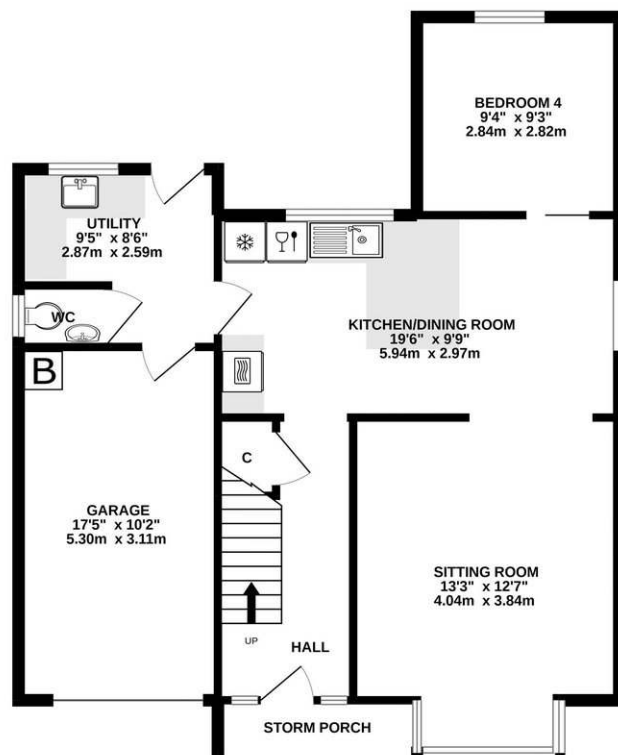
- Stunning kitchen/diner opening into a large reception room providing excellent living/entertaining space



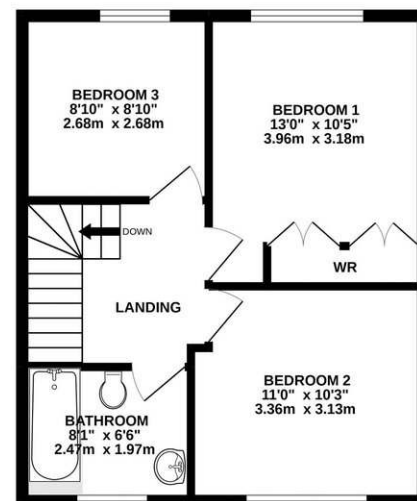
- Stylish family bathroom, utility room and useful ground floor WC

- Ample parking, large integral garage, and private garden

GROUND FLOOR
798 sq.ft. (74.1 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1231 sq.ft. (114.3 sq.m.) 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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