



holland
& odam
for sale



£409,950

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



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Energy
Rating

C

Council Tax Band E



Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From the High Street proceed in a westerly direction passing the Bayliss Centre and Abbey Garage on the left and continue into West End. As the road bears right to meet the by-pass, turn left into Brooks Road. Take the second turning on the right into Badgers Green Road. Continue a short distance where the property will be found in a cul-de-sac on the right hand side.

Description

A lovely modern detached family house, situated in a quiet and much sought after cul-de-sac location, benefiting from well proportioned accommodation including a large sitting/dining room, kitchen with gloss units and integrated appliances, utility and cloakroom on the ground floor with four bedrooms and an updated bathroom on the first floor. Driveway parking at the front for two cars to the single garage, with a good enclosed garden at the rear.

Upon entering the property, a welcoming entrance hall has stairs leading to the first-floor landing, with a convenient understair storage cupboard. To the left, a door opens to the cloakroom, which features a modern suite, including a vanity unit with an inset wash hand basin and a WC. Glazed doors provide access to both the sitting/dining room and the kitchen. The kitchen is well-appointed with a comprehensive range of high-gloss units and integrated appliances, including a Siemens double oven, a five-ring gas hob, and a dishwasher. An archway leads through to the utility room, which continues the high-gloss cabinetry and offers space for a washing machine and an upright fridge/freezer. A window and rear door provide access to the garden. The sitting/dining room enjoys a bright and airy feel, with a front-facing window and a feature stone fireplace housing an inset electric fire. The dining area comfortably accommodates a family dining table and benefits from sliding patio doors that lead into the conservatory, which is glazed on three sides and opens out onto the rear garden.

The first-floor landing provides access to an airing cupboard and four well-proportioned bedrooms. Bedrooms one and four enjoy front-facing aspects, with the principal bedroom benefiting from two mirrored double wardrobes, while bedroom four includes a cupboard over the stairs. Bedrooms two and three overlook the rear garden, with bedroom two also featuring two mirrored double wardrobes. The modern family bathroom has been updated to include a large walk-in shower, a vanity unit with an inset wash hand basin, and a WC.

Location

The property is situated towards the western outskirts of the town with the town centre being approximately 1 mile. Street with its excellent range of shopping outlets including Clarks Village. Street also offers a comprehensive range of sporting and recreational facilities including both indoor and open air swimming pools, football, tennis, cricket and Strode Theatre. Millfield School is on the town outskirts whilst the Preparatory School at Edgarley, Glastonbury is some 3 miles. The Cathedral City of Wells is 8 miles whilst the nearest M5 motorway interchange at Dunball (Junction 23) is 12 miles. Bristol, Bath, Taunton and Yeovil are all within commuting distance.



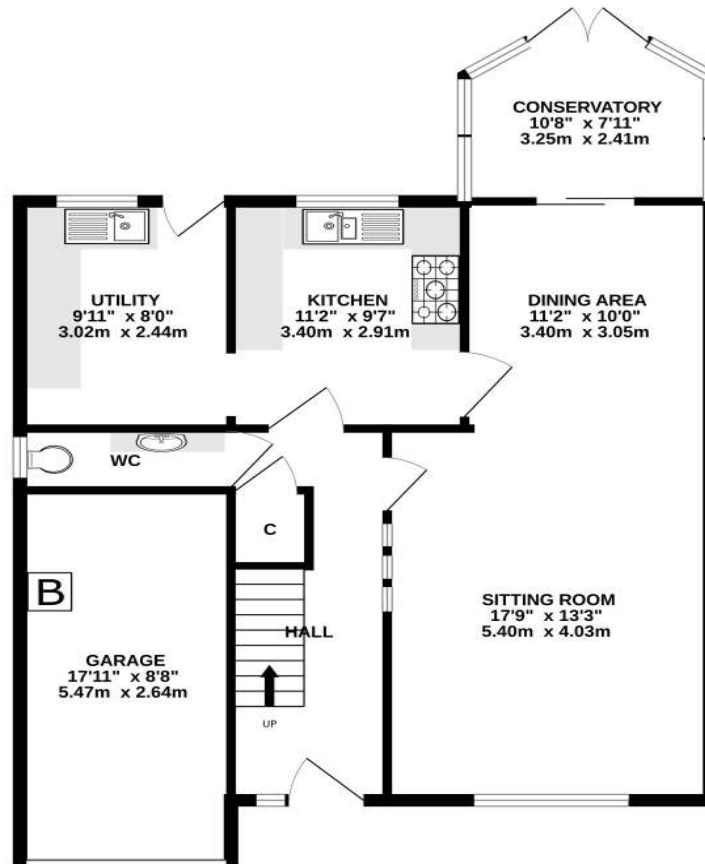


The property is set within a quiet cul-de-sac and benefits from a driveway with parking for two cars, leading to a single garage with an up-and-over door, power, lighting, and housing the gas-fired central heating boiler. A secure gated side access leads to the well-proportioned rear garden, which features a patio extending from the rear elevation, opening onto a neatly shaped lawn. The garden is enclosed by mature, well-stocked shrub beds and timber fencing, offering both privacy and a delightful outdoor space. A further patio in the left corner, currently occupied by a hot tub, provides an additional seating or relaxation area, while the garden enjoys plenty of sunlight throughout the day.

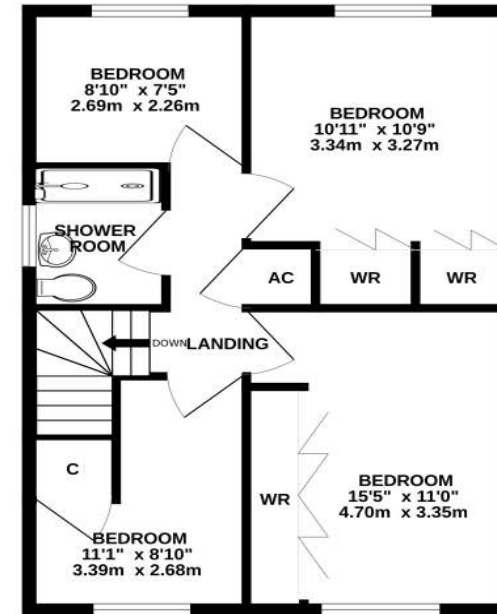
- **Welcoming Entrance Hall** – Features stairs rising to the first floor with an understair storage cupboard and access to a modern cloakroom with a vanity unit, inset wash hand basin, and WC.
- **Stylish Kitchen & Utility Room** – High-gloss units, Siemens double oven, five-ring gas hob, dishwasher, plus a utility room with space for a washing machine and fridge/freezer.
- **Spacious Sitting/Dining Room** – Bright and airy with a front-facing window, feature stone fireplace, and sliding patio doors leading to the conservatory.
- **Conservatory & Garden Access** – Glazed on three sides, the conservatory opens onto the enclosed rear garden with a patio, lawn, and mature shrub beds.
- **Four Well-Proportioned Bedrooms** – Two front facing, two overlooking the garden; the principal bedroom boasts two mirrored double wardrobes.
- **Modern Family Bathroom** – Updated suite featuring a large walk-in shower, vanity unit with an inset wash hand basin, and WC.
- **Driveway, Garage & Enclosed Garden** – Off-road parking for two cars, a single garage with power and lighting, and a well-maintained, sun-filled rear garden with a patio and area for a hot tub.



GROUND FLOOR
891 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1443 sq.ft. (134.0 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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