





£315,000

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 B



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, taking a left turning into Vestry Road opposite Living Homes. Proceed passing two junctions on your left and continue over the cross roads into Oriel Road. Number 8 is identified a short distance on your right hand side.

Description

Beautifully presented and extended with contemporary flair, this three-bedroom home is ideally positioned within easy walking distance of the High Street, schools, and amenities. The property features a stunning kitchen/dining room, a stylish rear extension with bifold doors, and a landscaped garden complete with a purpose-built studio – perfect for working from home or creative pursuits. Driveway parking for three cars adds to the appeal of this well-maintained home.

The front entrance door opens into a welcoming hallway with stairs rising to the first floor and matching doors to the principal rooms. To the right, the sitting room centres around a fireplace with inset wood-burning stove, and a wide opening leads into a contemporary rear extension, currently used as a study/playroom. This light-filled space features a glass roof lantern, herringbone-pattern flooring, and bifold doors that open fully onto the patio and garden beyond. To the left of the hall, the open-plan kitchen/dining room is an impressive space, created by removing the dividing wall between the original rooms. The dining area enjoys a front-facing bay window and exposed brick fireplace, while the modern kitchen is fitted with a range of units and a central island with wood worktop. Appliances include an integrated dishwasher and washing machine, with space for a gas-fired range cooker and a free standing fridge/freezer in the open pantry.

A part-glazed door leads into the rear hall, with cloakroom to the right and a practical utility room to the left housing the tumble dryer and gas boiler. A door from here opens onto the rear garden. On the first floor, the landing has a rear-facing window and loft access with drop-down ladder. Bedrooms one and two both enjoy front aspects and built-in cupboards over the stair bulkhead, while bedroom three, currently configured as a dressing room, is a single room overlooking the rear garden. The family bathroom is smartly finished with a panelled bath and shower over, wash hand basin, WC, and heated towel rail.

Location

Oriel Road is situated at the heart of the town within walking distance of all town centre amenities. Street is a popular mid Somerset town famous as the home of Millfield School and Clarks Shoes. The town provides an excellent range of facilities which include a busy High Street, a wide choice of shops in Clarks Village, pubs and eating places, primary and secondary schooling, Strode Sixth Form College, Strode Theatre/Film Centre, indoor and open air swimming pools and a Sainsbury's supermarket. The neighbouring town of Glastonbury is an historic centre with a picturesque Abbey at it's heart and the landmark Tor. Glastonbury provides a further range of shopping facilities.





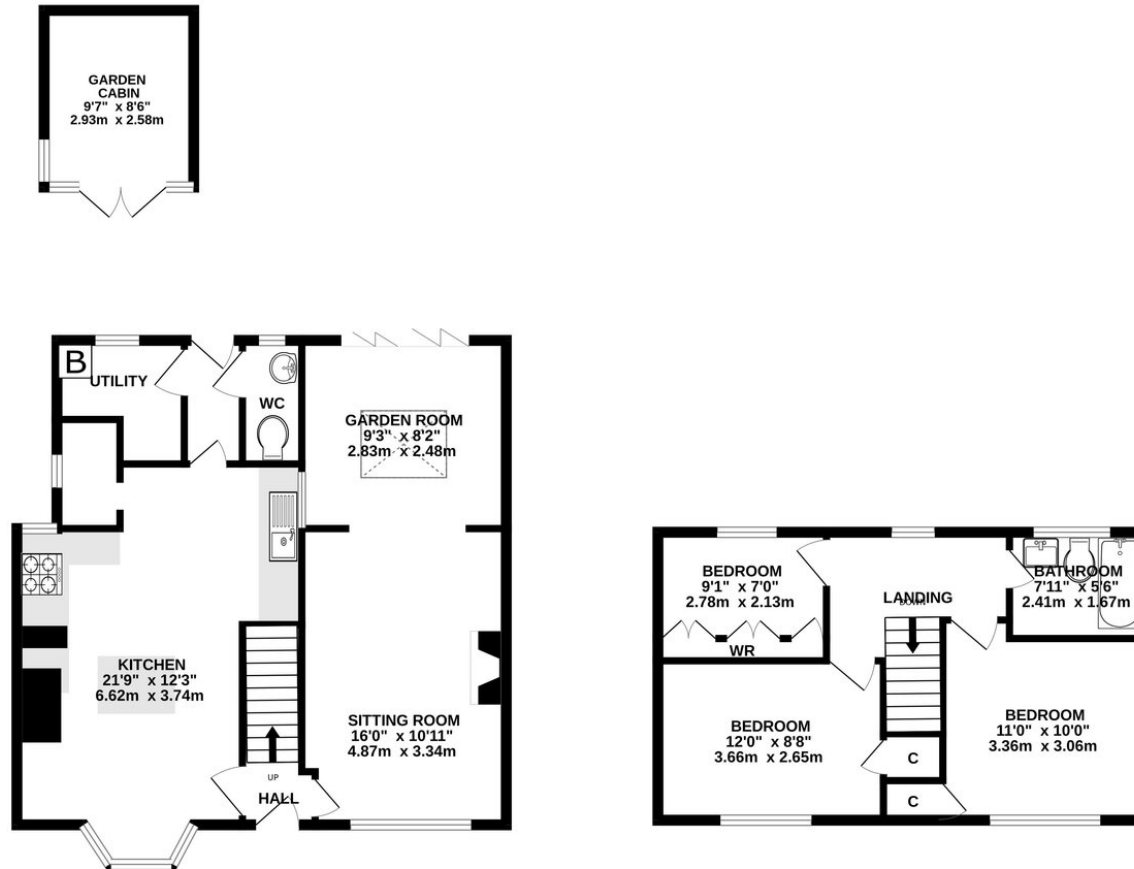
The property sits well back from the road behind a deep frontage, with driveway parking for three vehicles. The rear garden has been thoughtfully landscaped and is arranged to enjoy the sunny south-westerly aspect. A generous patio flows directly from the extension, providing the perfect space for outdoor dining. A path continues along the lawn, with well-stocked borders to one side and a covered gravel play area to the other. At the foot of the garden is a purpose-built studio/office with power, lighting, and hardwired internet, ideal for remote working, creative use, or therapy practice. There is also a large garden shed, wood store, and a pedestrian gate for convenient access.

- Beautifully presented three-bedroom family home within level walking distance of Street High Street, schools, and amenities
- Stylish open-plan kitchen/dining room featuring a central island, bay window, exposed brick former fireplace, and modern fitted units with integrated appliances.
- Contemporary rear extension adds a light-filled study/playroom with a glass roof lantern, bifold doors, and herringbone flooring.
- Sitting room with front-facing window and a feature fireplace housing an inset wood-burning stove.
- Three first-floor bedrooms, including two with built-in storage and one currently used as a dressing room, plus a well-appointed bathroom.
- Private south-west facing rear garden with patio, lawn, landscaped borders, and a purpose-built office/studio with power, lighting, and internet.
- Generous driveway parking for at least three cars, plus a utility room, cloakroom, garden shed, and a gated rear access for added convenience.



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 is given as to their operability or efficiency can be given.
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