





£309,500

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



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2

Energy
Rating

C

Council Tax Band C



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 continue passing Avalon Guns on the left, shortly after which turn left into Stonehill. At the top of the hill turn right and continue until turning left at the mini-roundabout into Brooks Road. Follow the road taking the third left into Goss Drive, continue along for a short distance where the property will be found on the left hand side and identified by our For Sale board.

Description

We are pleased to bring to market this larger-than-average three-bedroom semi-detached house which has been a much-loved family home for over 50 years and is now on the market for the first time since it was built. It offers ample living accommodation, three bedrooms, a family bathroom, a superb-sized rear garden, off-road parking and a garage. Available with no onward chain and vacant possession, early viewing is highly advised.

You are welcomed into a spacious entrance porch, a versatile, south-facing area ideal for storing coats and shoes, or equally enjoyable as a light-filled sitting space. From here you step inside a wonderfully bright and inviting sitting room, where a large front-facing window floods the space with natural light. A feature gas fireplace forms the focal point of the room, creating a warm and welcoming atmosphere, perfect for everyday relaxation or entertaining. To the rear, the generous dining room enjoys pleasant views across the garden, offering ample space for family meals or hosting guests. The adjoining kitchen is well arranged with a selection of wall, base and drawer units, extensive worktop space, a sink unit and integrated oven and hob. Practicality is enhanced by a useful pantry and under stairs cupboard, ensuring excellent storage.

Upstairs, a spacious landing offers access to all bedrooms and includes a large airing cupboard housing the newly installed combi boiler, as well as access to the loft. The property affords three bedrooms, including two generous doubles, both benefiting from built-in wardrobes. The third bedroom is a large single, light and bright and with ample room for furniture. The contemporary family bathroom is fully tiled and features a modern bath with shower over, vanity basin unit, WC and a heated chrome towel rail.

Location

Goss Drive is a popular residential area on the southern side of Street near to attractive countryside including National Trust land, Ivythorn Hill. Street is a busy mid Somerset town famous as the home of Clarks Shoes, Millfield School and more recently Clarks Village shopping centre. Street provides primary, and secondary schooling, Strode Sixth Form College, theatre/cinema and two swimming pools, one of which is indoor. Street also offers an attractive shopping centre with High Street, Clarks Village and on the edge of town a Sainsbury. 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 33,33 and 26 miles distant respectively.





A covered passageway runs the full length of the house, connecting the kitchen to the rear with access to a cloakroom, the covered patio area and the garage. The garage is equipped with power, lighting and an up-and-over door.

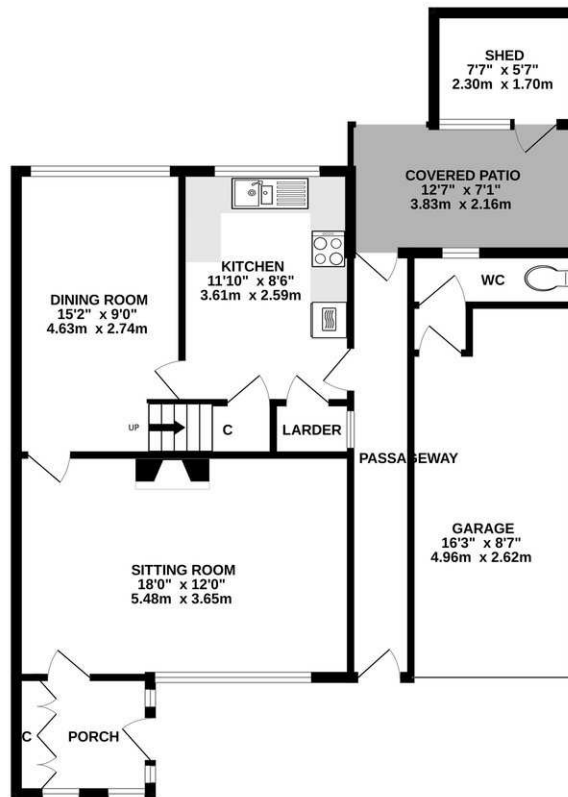
The rear garden is a superb size, laid mainly to lawn and attractively edged with established herbaceous borders. It includes a mature apple tree, timber sheds and a greenhouse, and is fully enclosed, offering an ideal space for families and keen gardeners alike. A brick wall, wrought-iron gates and ample parking combine with a well-kept front lawn to give the property attractive kerb appeal.



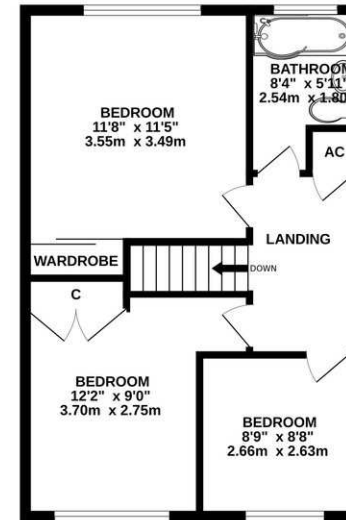
- Popular residential setting on the southern outskirts of town, within walking distance of Brookside Academy and countryside walks.
- Bright and spacious sitting room with large front window and feature gas fireplace.
- Generous dining room and well-equipped kitchen with pantry, under stairs storage and good worktop space.
- Three well-proportioned bedrooms plus a spacious landing with airing cupboard housing a new combi boiler and a contemporary family bathroom.
- Attractive frontage with brick wall, wrought-iron gates, ample driveway parking and a neatly kept front lawn.
- Superb rear garden featuring a large lawn, established herbaceous borders, mature apple tree, greenhouse and timber sheds, all fully enclosed.



GROUND FLOOR
852 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 1343 sq.ft. (124.8 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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