

# Ambridge Close

Street, BA16 0UA

COOPER  
AND  
TANNER



Offers Over £335,000, Freehold

An immaculately presented detached home of excellent proportions and naturally light accommodation, tucked away in a popular residential cul-de-sac of similar properties and just a short stroll from Brookside Academy. A superb modern home which offers plenty of space for growing families.

# Ambridge Close Street BA16 0UA

 4  1  2 EPC C

Offers Over £335,000, Freehold

## ACCOMMODATION:

A superb family home of comfortable proportions throughout and offering neutrally decorated accommodation. This includes a generous open plan living/dining room with ample space to loosely define areas and house a wide range of furniture. Doors at the rear open into a conservatory which provides further space to entertain and a natural flow into the garden. The kitchen includes a substantial range of fitted wall and base units, twin bowl sink and drainer and integral double oven and gas hob. Further space is provided for free-standing appliances and the large under stairs cupboard offers more storage space. To the first floor are four bedrooms (three double, one single), the largest two of which feature floor to ceiling fitted wardrobes and the principal bedroom enjoys access to its own en-suite wet room. The family bathroom with shower over bath, serves the other three bedrooms.

## OUTSIDE:

The front exterior of this size-able home is softened by a well-maintained lawned front garden next to the driveway and garage access, whilst the main entrance is sheltered from the elements by a canopy. The rear garden can be reached by a side path or from the conservatory and kitchen doors at the back elevation. All lead out to a paved patio spanning the width of the exterior and providing the ideal space for

outdoor furniture or barbecues, soaking up the sunny southerly aspect. The remainder of the garden has been landscaped with high quality artificial turf, offering low maintenance yet family friendly space for recreation.

## SERVICES:

Mains gas, electric, water and drainage are connected, and Gas Central Heating is installed.

## LOCATION:

Located within a short walk from Brookside Academy. Quality secondary schooling is available at the renowned Millfield Senior School, Crispin school and Strode College. Shoppers enjoy the added bonus of Clarks Village Factory Outlets and there are five supermarkets as well as hardware stores within a short drive. Street is well served by doctors and dentists, has indoor and outdoor swimming pools, sports and fitness clubs and a popular theatre/cinema. The town has a variety of pubs and restaurants.

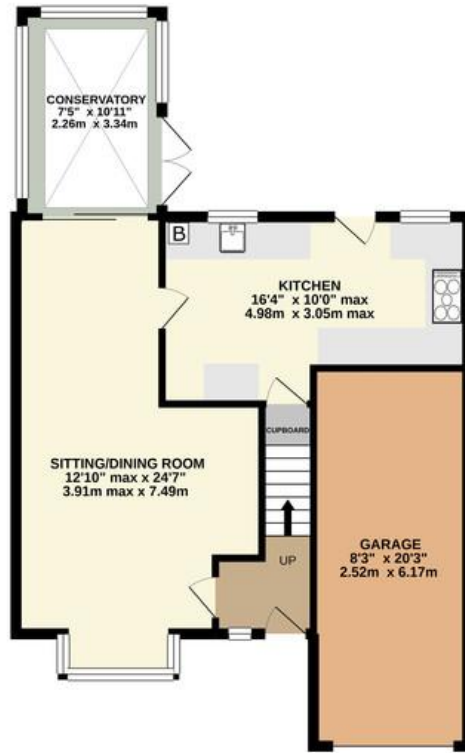
## VIEWING ARRANGEMENTS:

Strictly via Cooper and Tanner on 01458 840416. If arriving early, please wait to be greeted by a member of our team.





GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1098sq.ft. (102.0 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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