








£550,000

To View:

Holland & Odam
3 Farm Road, Street
Somerset, BA16 0BJ
01458 841411
street@hollandandodam.co.uk

-  3
-  2
-  1
- Energy Rating C

Council Tax Band E



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

Local Authority
Somerset Council
03001232224
somerset.gov.uk

Tenure
Freehold

Directions

From Street take the A39 towards the M5 motorway passing through the villages of Walton and Ashcott. After approximately 5 miles turn right signposted to Catcott. On reaching the crossroads, King William Inn opposite, turn left into Lippetts Way. Continue along for a short distance where Bay Tree Lodge will be identified on your right hand side.

Description

Step inside this well-designed three bedroom detached bungalow and discover a home that combines spacious living areas with a practical family-friendly layout. The property offers generous accommodation throughout, with beautifully arranged interiors that create a comfortable and versatile home perfectly suited to modern day living, complemented by a detached garage.

The welcoming entrance hall forms the heart of the home, effortlessly connecting the principal reception rooms, kitchen/dining area, bedrooms and utility spaces, while an airing cupboard provides additional practical storage. Together, the layout creates a natural and flowing feel throughout the property. To the right of the hallway, the bright and inviting sitting room provides the perfect space for both relaxation and entertaining, with a charming woodburning stove forming an attractive focal point to the room. Closeby is the impressive kitchen/dining room, ideally designed for modern family living. Offering ample space for both cooking and dining, the layout creates a sociable setting where family and friends can gather with ease. The kitchen is well appointed and fitted with an excellent range of wall, base and drawer units, complemented by a range-style cooker, integrated dishwasher and space for an American-style fridge/freezer. Double doors open directly to the outside allowing the space to flow beautifully into the garden and creating an ideal setting for everyday family life and entertaining alike. A separate utility room provides additional storage and practical workspace, complete with space for both a washing machine and tumble dryer. A side door offers convenient access out to the garden, while further internal storage cupboards add to its overall functionality.

Location

The property is situated within the popular Polden Hill village of Catcott which has local amenities including primary school, church and two public houses. The thriving town of Street is 6.5 miles and offers a good range of facilities including Strode College, Strode Theatre, both indoor and open air swimming pools and complex of shopping outlets in Clarks Village. Street is also the home of the renowned Millfield Senior School. Catcott is 29 miles from Bristol International Airport, 37 miles from the City of Bristol and 22 miles from the County Town of Taunton.



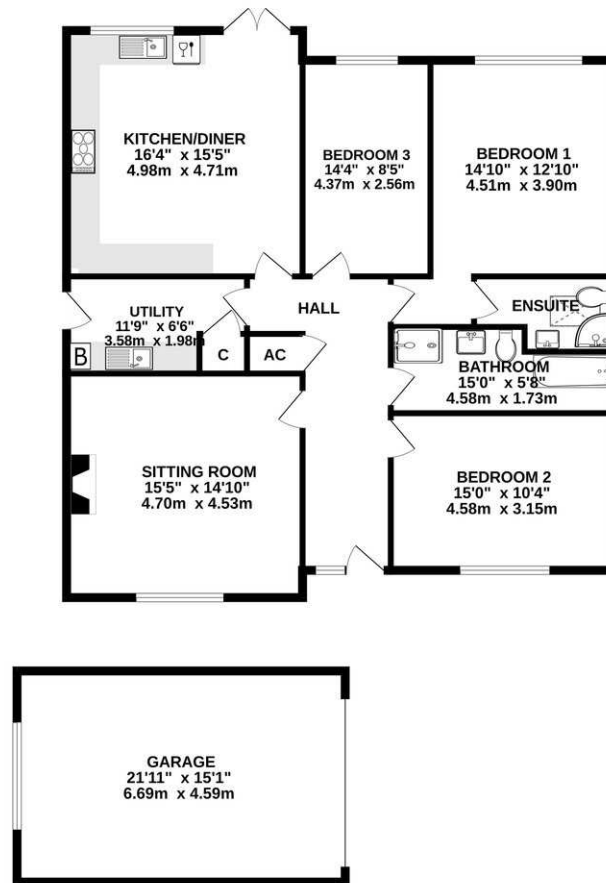


The property has two generously proportioned bedrooms both with fitted wardrobes and the master with an Ensuite, the third bedroom is a versatile room, currently used as a home office that over looks the garden, which has been beautifully landscaped with low maintenance in mind, creating a wonderfully private and enclosed outdoor space. A combination of decorative patio and gravelled areas provide a variety of seating spaces to enjoy throughout the day, while well stocked herbaceous borders and colourful flower beds add charm and seasonal interest. Designed to make the most of its sunny aspect, the garden enjoys a real sun-trap feel and offers a peaceful setting to unwind outdoors. A garden shed provides useful additional storage, while convenient access is available to either side of the property.

- Situated in the desirable village of Catcott along the popular Polden Hills, offering a wonderful balance of countryside surroundings with convenient access to nearby towns and amenities.
- A practical and flowing layout with excellent storage, utility room and accessible features, perfectly suited to modern family living or downsizing alike.
- Elegant oak flooring and internal oak doors combine with sleek fixtures and fittings to create a high-quality finish throughout the home.
- Well-balanced living spaces including a generous sitting room with woodburning stove, sociable kitchen/dining room and three flexible bedrooms.
- The property has the added benefit of underfloor heating throughout.
- A private and enclosed low-maintenance garden featuring decorative patio and gravelled seating areas, colourful planted borders and a sunny aspect ideal for outdoor entertaining.
- Attractive tiered front gardens with established planting, ample driveway parking for multiple vehicles and a detached double garage providing secure parking and excellent storage space with an automated door.



GROUND FLOOR
1587 sq.ft. (147.4 sq.m.) approx.



TOTAL FLOOR AREA: 1587 sq.ft. (147.4 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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