





Offers over £399,950

### To View:

Holland & Odam

3 Farm Road, Street

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Energy  
Rating

C

Council Tax Band D



### Services

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

### Local Authority

Somerset Council

03001232224

somerset.gov.uk

### Tenure

Freehold

## Directions

Follow the High Street with The Bear Inn on your left. Continue along the High Street passing Avalon Guns on the left hand side. Turn next left into Stonehill and continue around a left bend. Turn right into Leigh Furlong Road and follow the road around to the left. Number 37 will be found just ahead of you, where the road bears around to the right and will be easily identified by our for sale board.

## Description

Stepping into the property, you are welcomed by a central entrance hallway which provides access to all of the ground floor accommodation and immediately highlights the home's impressive proportions and practical layout. To the right of the hall are two well-appointed ground floor bedrooms, both light and airy rooms enjoying pleasant natural light. One of the bedrooms benefits from built-in wardrobe storage, providing useful hanging and shelving space. Serving this level is a neatly presented family shower room, fitted with a generous shower enclosure, wash basin with shelving beneath, WC and a useful cupboard housing the boiler. Moving through the hallway you arrive at the spacious kitchen/dining room, a sociable and well-designed space, perfect for modern family living. The kitchen area is fitted with a range of modern wall, base and drawer units, complemented by integrated oven and hob, with additional space provided for a free-standing fridge/freezer. The layout offers ample work surface and storage, making it both practical and stylish. The dining area comfortably accommodates a table and chairs, creating an ideal setting for everyday family meals or entertaining guests. A door from the kitchen leads into the conservatory/utility room, a useful additional space fitted with plumbing for laundry appliances. This room also provides access directly out to the rear garden. From the dining area a door opens into the sitting room, a beautifully bright triple-aspect room flooded with natural light throughout the day, and also benefiting from a door providing access out to the front of the property. Completing the ground floor accommodation is a versatile study area, ideal for those working from home or as use as a hobby room.

The stairs rise to a spacious landing, illuminated by a Velux window which allows natural light to filter into the upper level, with further Velux windows continuing into the bedrooms. From the landing, doors lead to two further double bedrooms, both well-proportioned rooms benefiting from Velux windows and ample eaves storage space, providing useful storage. One of the bedrooms enjoys the added advantage of its own en suite shower room, fitted with a shower enclosure, wash basin and WC.

## Location

Leigh Furlong Road is situated on the south side of Street and is a well-regarded mature road, approached off Middle Leigh and close to amenities. Street is a thriving mid-Somerset town famous as the home of Millfield School and Clarks Shoes. Street offers a good range of shopping facilities including Clarks Village complex of factory shopping outlets, recreational facilities including theatre, tennis, bowls, and both indoor and open-air swimming pools. The historic town of Glastonbury is within 3 miles, the Cathedral City of Wells 9 miles and the nearest M5 interchange at Dunball, Bridgwater is within 14 miles. Bristol, Bath, Taunton and Exeter are each within 33, 33 and 26 miles distant respectively.





The property benefits from a garden extending to the side and rear, providing a pleasant and private outdoor setting. To the side is a paved patio area, ideal for outdoor seating and al fresco dining. From here, the garden opens out to an area of lawn, creating an attractive central space bordered by decorative planting beds with a variety of mature shrubs, flowers and seasonal planting which add colour and interest throughout the year. A further paved patio area can be found towards the rear of the garden, offering additional space for seating or enjoying the sun at different times of the day. There is also a greenhouse and planting area, well suited to those with an interest in gardening or growing produce.

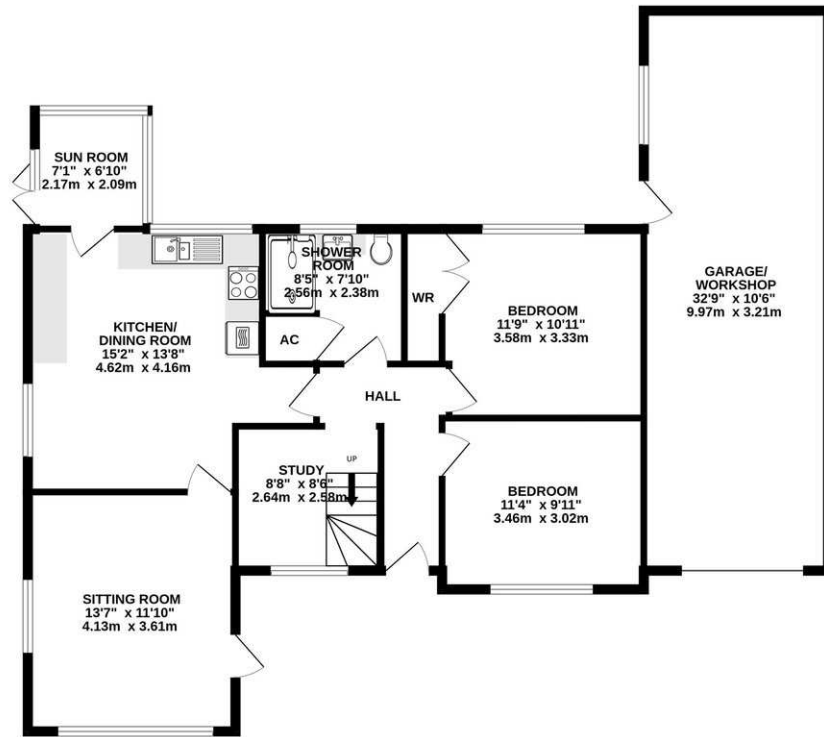
To the front of the property there is an area of gravel edged with established shrubs, designed for ease of maintenance. A driveway provides parking for multiple vehicles and leads to a larger than average garage, fitted with an electric up-and-over door, power and lighting, and a pedestrian door providing access to the rear garden.



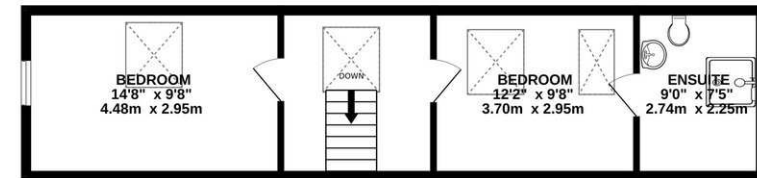
- Spacious kitchen/dining room with modern fitted units and access to the conservatory/utility.
- Bright triple-aspect sitting room enjoying excellent natural light and access to the front.
- Four well-proportioned bedrooms arranged over two floors.
- Ground floor shower room and first floor en suite.
- Wrap-around garden to the side and rear with patio areas, lawn, mature planting and greenhouse.
- Driveway parking for multiple vehicles leading to a larger than average garage with electric door, power and light.
- Roof-mounted photovoltaic solar panels alongside solar thermal panels providing hot water, all fully owned.



GROUND FLOOR  
1235 sq.ft. (114.7 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1647 sq.ft. (153.1 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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