





£359,950

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



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3

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

From the High Street proceed passing the Ford Garage on the left, shortly after which turn left into Stonehill and at the top of the hill turn right. Follow this road and negotiate the sharp left hand bend into Brooks Road. Take the next right into Brookfield Way and follow the road for a short distance, take the fifth left into Forth Close where No 6 will be found on the right hand side.

Description

Occupying a pleasant position towards the end of a quiet residential cul-de-sac on the outskirts of town, this attractive three-bedroom detached home presents a wonderful opportunity for those seeking a peaceful yet convenient setting. The property benefits from off-road parking and a delightful enclosed rear garden, offering a lovely degree of privacy and space to relax or entertain. Ideally placed for access to local amenities, this appealing home is well suited to a variety of buyers, particularly families looking to settle in an established residential neighbourhood. Viewing is highly recommended to fully appreciate all that this property has to offer.

Upon entering the property, a welcoming entrance hallway provides access to the principal ground floor accommodation, with a convenient cloakroom adding to the practicality of the home. The living spaces have been thoughtfully arranged to provide a natural flow between rooms, creating a comfortable and inviting environment for everyday family life. The sitting room is wonderfully bright and a good size, enjoying plenty of natural light from its front facing windows. An electric feature fireplace provides an attractive focal point, while a useful understairs cupboard offers valuable additional storage. With ample room for comfortable seating, this is an ideal space to relax and unwind. Positioned to the rear of the property, the dining room offers a lovely setting for both everyday family meals and entertaining guests. Comfortably accommodating dining furniture, the room benefits from sliding doors opening directly into the adjoining conservatory, providing a pleasing connection between the living areas. The conservatory is a delightful addition to the accommodation, enjoying an abundance of natural light and pleasant views across the rear garden. Offering flexibility for a variety of uses, this inviting space is ideal as an additional sitting area, with doors opening directly outside, making it particularly enjoyable during the warmer months. The stylish, modern kitchen is beautifully appointed with a comprehensive range of wall, base and drawer units, offering excellent storage and ample preparation space. Integrated appliances include a built in oven and hob, with additional space for undercounter appliances and a freestanding fridge/freezer. Ideally positioned alongside the dining room, the kitchen also enjoys direct access to the rear garden, adding to its practicality for everyday family living.

Stairs rise from the entrance hallway to the first floor landing, where an airing cupboard provides useful additional storage. The property offers three bedrooms, two of which are generously proportioned doubles, providing comfortable and versatile accommodation for families of varying sizes. The principal bedroom is a particularly appealing room, enjoying a pleasant outlook and benefiting from built in wardrobes which provide excellent storage. Further enhancing the room is its own en suite shower room, offering a welcome degree of convenience and privacy. Bedroom two is another spacious double bedroom, enjoying natural light and offering ample space for bedroom furniture. The third bedroom is well suited to use as a child's bedroom, nursery or home office, depending on individual requirements. Completing the first floor accommodation is the family bathroom, fitted with a suite comprising a panelled bath, wash basin and WC.

Location

Forth Close is off Brookfield Way on the west side of this popular mid Somerset town. Street is a thriving Mid-Somerset town famous as the home of Clarks shoes and Millfield school. Street provides primary and secondary schooling, Strode College, Strode Theatre, indoor and open air swimming pools, a health centre, library and a choice of pubs and restaurants. The historic centre of Glastonbury is 2.5 miles and the city of Wells 9 miles. Street is also well placed for regional commuting being 9.5 miles from the A303 (Podimore junction) and 12 miles from M5 junction 23.





Outside, the property enjoys a beautifully landscaped and enclosed rear garden, providing a wonderful setting for outdoor relaxation and entertaining. Predominantly laid to lawn, the garden is framed by well established shrub borders, offering an attractive variety of planting and seasonal interest. A generous patio extends across the rear of the property, creating an excellent space for alfresco dining and entertaining, while an additional seating area tucked away in the corner of the garden provides a delightful spot to sit, relax and enjoy the peaceful surroundings.

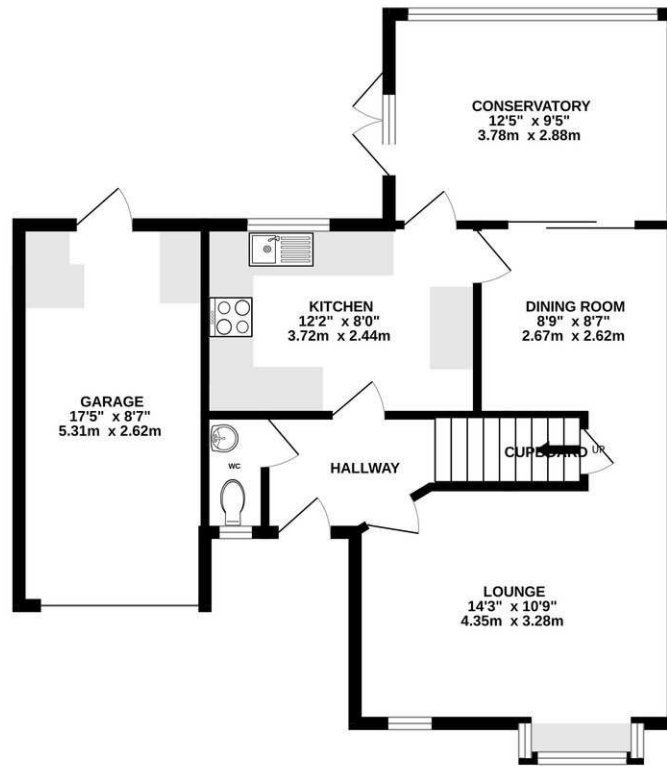
To the front, a driveway provides convenient off road parking and leads to the adjoining garage, which is fitted with an up and over door and benefits from power and lighting. To the rear of the garage is a useful utility area, providing additional space for laundry appliances and household storage, together with a pedestrian door opening directly onto the rear garden. Further gated side access offers a convenient alternative route to the garden, adding to the practicality of this appealing family home.



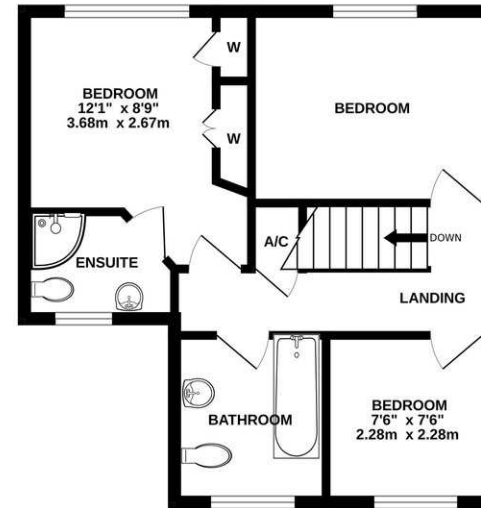
- Attractive three bedroom detached family home, offering well proportioned accommodation and a practical layout, conveniently located close to local schools and countryside walks.
- Spacious and light filled sitting room featuring an electric fireplace, complemented by a separate dining room opening into a delightful conservatory.
- Stylish modern kitchen, well appointed with an extensive range of fitted units, integrated oven and hob, and direct access to the rear garden.
- Three bedrooms, including two generous doubles, with the principal bedroom enjoying built in wardrobes and its own en suite shower room.
- Beautifully landscaped and enclosed rear garden, featuring a generous patio, established shrub borders and an additional seating area tucked away in the corner.
- Convenient driveway parking leading to an adjoining garage with power, lighting and a useful utility area, together with pedestrian access to the rear garden.



GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 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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