





£349,950

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



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Energy
Rating

C

Council Tax Band E



Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Estate/Management Charges £147.66

Directions

From Street take the A39 in a westerly direction towards the M5, passing through the villages of Walton and Ashcott. After approximately 8 miles, turn right signposted to Cossington. Continue through the village keeping the village school on the right and Trivetts Way will be found on the left hand side. Turn into Trivetts Way and the property will be found in the left hand corner of a small close on the left hand side, just before the village hall.

Description

Enjoying a peaceful corner position with rural views to the rear, this well-designed four-bedroom detached home offers stylish and practical living space ideal for families. Light-filled throughout, the property includes a dual-aspect sitting room, study, utility room, four good-sized bedrooms and two bathrooms. The kitchen/dining room has been opened up to create a spacious, sociable hub with French doors to a mature and well-tended garden.

The entrance hall sets the tone with its clean, open layout, featuring a cloakroom and access to a useful study, currently used as a boot and coat room. The sitting room is well proportioned with dual aspects and French doors opening directly onto the rear garden. The owners customised the layout at build stage to create a generously sized kitchen/dining room by removing the separating wall. This now forms a bright and sociable space, perfect for everyday living and family meals, with plenty of room for a large dining table. The kitchen itself is well equipped with a modern range of wall, base and drawer units, complemented by integrated appliances including a double oven, gas (LPG) hob, fridge, freezer and dishwasher. French doors and a window to the garden ensure good natural light, while the adjoining utility room provides additional storage and space for a washing machine and tumble dryer, along with housing the LPG central heating boiler and a useful store cupboard.

Upstairs, there are four bedrooms arranged around a light and airy landing. Bedrooms one and two are both generous doubles with front-facing aspects, and bedroom one also benefits from an en suite shower room. Bedroom three enjoys a delightful rear aspect over the garden and fields beyond, with the fourth bedroom having a side facing aspect.

Location

Trivetts Way is situated on the edge of village, within walking distance of the village playing field and play park, Village Hall and Red Tile pub on the road leading to the neighbouring village of Chilton Polden. Cossington is one of a group of favoured villages set in the Polden Hills which in turn are surrounded by the equally picturesque Somerset levels and their many nature reserves. The M5 junction 23 is four miles, the busy town of Street famous as the home of Millfield School is 9 miles, Bridgwater is 6 miles. The County Town of Taunton 15 miles and The City of Exeter 50 miles.



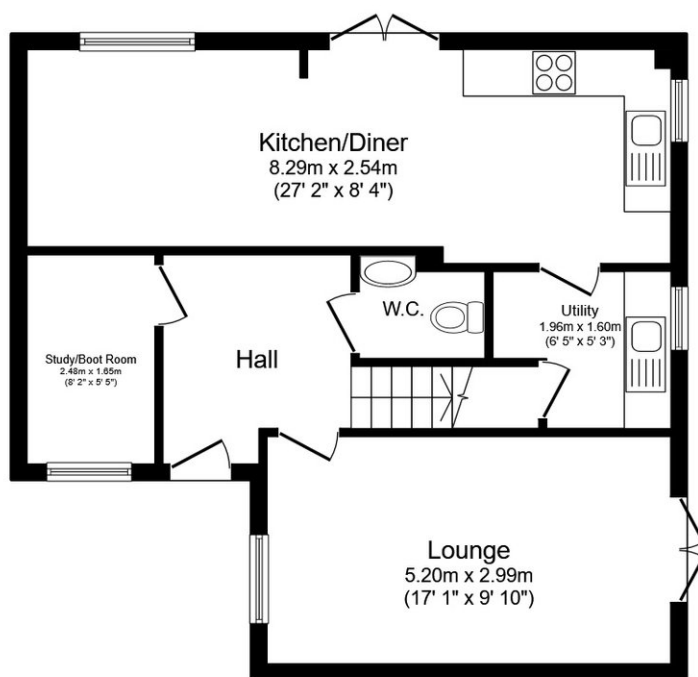


Outside, the property benefits from a garage with parking in front and a second parking space up to the front of the house. Pedestrian access leads into a secluded side garden with hardstanding, a practical area for bins, storage, or as a secondary outdoor space. The main garden wraps around to the rear, with a shaped lawn, mature borders, and two seating areas to enjoy the sun at various times of the day. A barbecue and pizza oven sit to one corner, ideal for summer dining, and the raised planting borders add a vibrant array of colour.

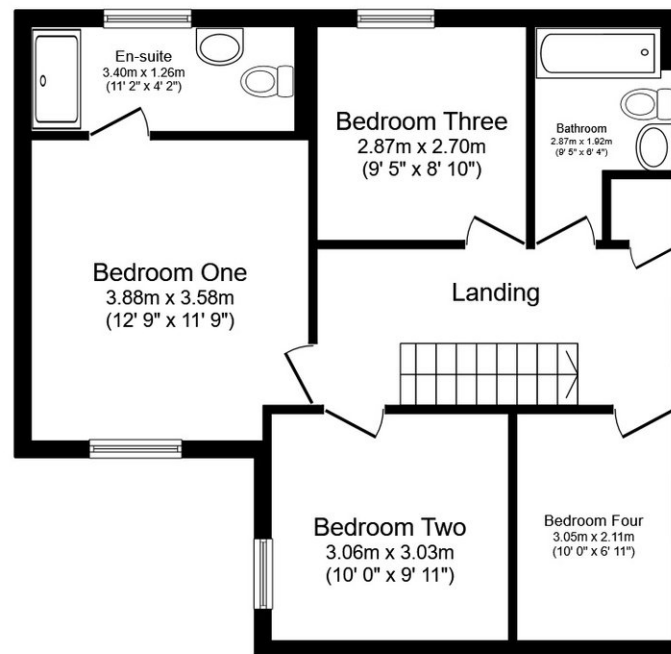


- Quietly positioned four-bedroom detached home enjoying a corner plot with rural views to the rear
- Sitting room with dual aspect and French doors opening onto the patio
- Bright open plan kitchen/dining room with French doors to the garden, contemporary style kitchen with integrated appliances and adjoining utility room
- Four well proportioned bedrooms and including an en suite shower room to bedroom one, plus a family bathroom
- Good side and rear garden with mature planting, multiple seating areas and BBQ corner
- Garage with allocated parking plus additional space directly in front of the home





Ground Floor
Floor area 57.6 sq.m. (620 sq.ft.)



First Floor
Floor area 57.6 sq.m. (620 sq.ft.)

Total floor area: 115.2 sq.m. (1,240 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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