





£425,000

To View:

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

- 5 Bedrooms
- 2 Bathrooms
- 2 Living Areas
- Energy Rating C

Council Tax Band C



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 town centre, take a turning into Leigh Road. Pass the library on your left and continue to the very end of the road, taking a left turn at the junction into Portway. Immediately take the right turn into Burleigh Lane and then first left into Burley Gardens. Seymour Road is your next left turn, follow the road towards the end of the cul-de-sac and 18 will be found on the right handside.

Description

A substantial five-bedroom semi-detached home, beautifully decorated and well maintained throughout, enjoying a peaceful position at the end of a quiet cul-de-sac. Offering versatile and well-proportioned accommodation, this impressive property is ideally suited to modern family living. Early viewing is highly advisable.

Stepping into the property, you are welcomed by a spacious and inviting hallway, setting the tone for the well-presented accommodation beyond and providing access to the principal ground floor rooms, with stairs rising to the first floor. Set to one side of the house, the sitting/dining room is an impressive dual-purpose reception space extending to over 23 feet in length, beautifully bright and airy thanks to its dual aspect, with a large window to the front and French doors opening out and drawing in plenty of natural light. There is ample room for both seating and dining, while a multi-fuel stove provides an attractive focal point. From here, access is offered to the study/home office, a clever use of space that is tucked away. The kitchen/breakfast room is a generously sized dual aspect space, enjoying plenty of natural light and with French doors opening directly onto the rear garden. Fitted with a stylish range of sleek wall, base and drawer units, the kitchen also incorporates integrated appliances including an oven and hob, dishwasher and fridge/freezer. A breakfast bar provides an ideal spot for informal dining, while there is still ample room for a dining table and chairs, making this a sociable and practical heart of the home. Adjoining the kitchen is a useful utility room, offering additional storage and fitted with plumbing for laundry facilities. Completing the ground floor accommodation is a shower room, adding to the flexibility of the layout and proving particularly useful for guests, family members or multi-generational living, with access to a useful storage cupboard.

The first floor is arranged around a central landing which leads to five bedrooms, making the house particularly appealing to larger families or those seeking additional rooms for hobbies, dressing space or home working. The principal bedrooms are well proportioned doubles, with the further bedrooms providing comfortable and versatile accommodation. Also accessed from the landing are a good size airing cupboard and the family bathroom. The bedrooms are served by a stylish, modern family bathroom, fitted with a bath with shower over, vanity unit with wash basin, WC and heated towel rail.

Location

The property is situated within one of the towns most desirable areas and is prominently positioned for Millfield School whilst also being only half a mile from the main High Street with its comprehensive range of shops, banks and the Clarks Village complex of factory shops. Street also offers recreational and sporting facilities including Strode Theatre, both indoor and outdoor swimming pools, tennis, bowls, squash, football etc. The historic town of Glastonbury is 2 miles, the Cathedral City of Wells 8 miles and the nearest M5 motorway interchange, Junction 23, is 12 miles. Bristol, Bath, Taunton and Yeovil are each within commuting distance.



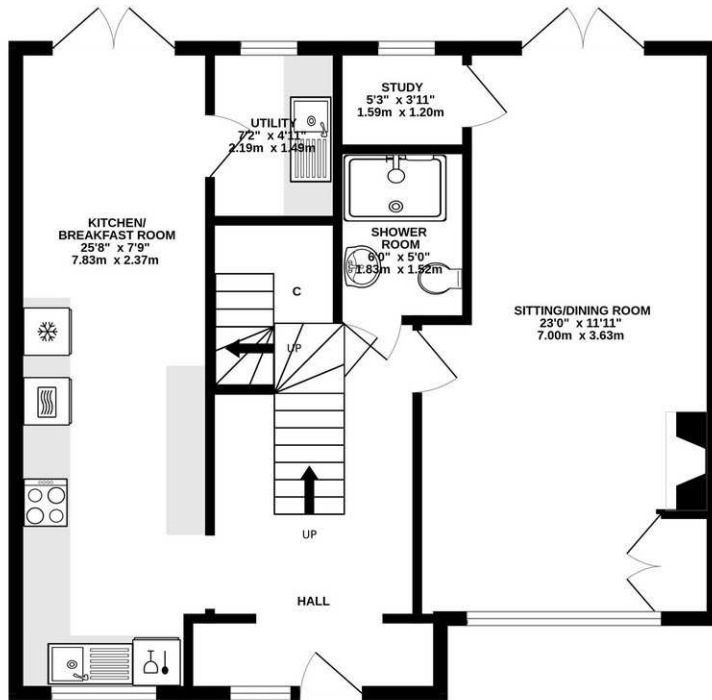


To the rear, the property enjoys a good size garden designed with ease of maintenance in mind, with a patio immediately adjoining the rear elevation and an area laid to artificial lawn. There is also a large storage shed and side access leading to the front of the property. To the front, a driveway provides parking for multiple vehicles.

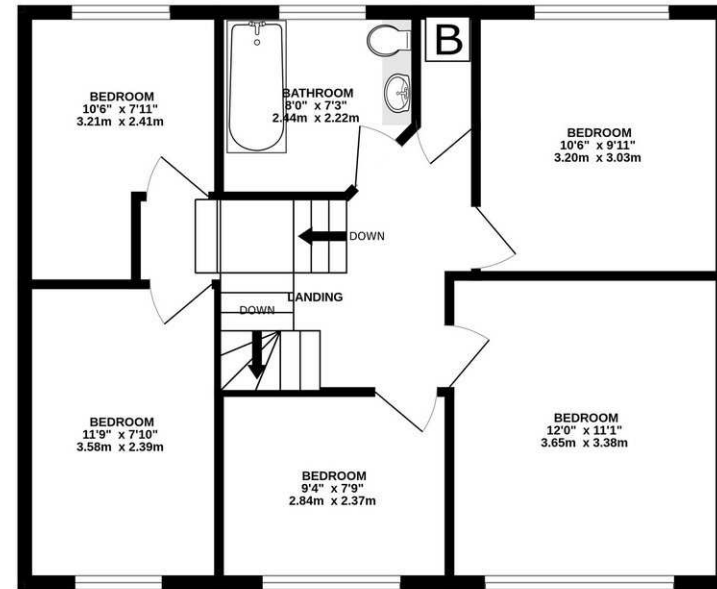
- Substantial five-bedroom semi-detached home with versatile, well-proportioned accommodation.
- Impressive 23ft dual aspect sitting/dining room with multi-fuel stove.
- Spacious dual aspect kitchen/breakfast room with integrated appliances and French doors to the garden.
- Useful study/home office, cleverly tucked away off the main reception space.
- Ground floor shower room adding further flexibility to the layout.
- Good size, low maintenance rear garden with ample driveway parking, set at the end of a quiet cul-de-sac.



GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 1341 sq.ft. (124.6 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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