

holland&odam

2 Buttercup Lane | Street | Somerset | BA16 0PJ







£320,000

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk

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2

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

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Directions

From the High Street, library and open air pool on your right. Turn right just before the Bear Inn into Wilfrid Road. Follow the road along then take a left into Hindhayes Lane and left into Clockhouse View. Buttercup Lane will be found directly in front of you and No2 will be easily identified by our for sale board.

Location

Buttercup Lane forms part this popular development, located off Hindhayes Lane and conveniently located within walking distance of the High Street, primary and secondary schooling, Strode College and Millfield School. Street is a busy Mid Somerset town popular with shoppers visiting the Clarks Village factory shopping centre. Street provides restaurants, primary schooling, Crispin secondary school, Strode College, a theatre and indoor and open air swimming pools. The neighbouring town of Glastonbury is steeped in history and is famous for its Tor and picturesque Abbey ruins.

Description

A well-proportioned four-bedroom home offering spacious and versatile accommodation, ideally suited to a range of buyers. Conveniently positioned within easy reach of Street High Street and Clarks Village, the property also benefits from an enclosed rear garden, single garage and parking space.

From the entrance, the property opens into a welcoming hallway with stairs rising to the first floor, access to a useful ground floor WC and two storage cupboards. To the front is the dining room, offering a versatile space for family meals and entertaining, or alternatively use as a second reception room. Next is the generously proportioned lounge, where an attractive feature fireplace creates a focal point, with access leading through to the conservatory beyond. This provides a light and practical flow through the main living areas, with the conservatory offering an additional reception space and direct access out to the garden. Adjacent is the bespoke kitchen, made-to-measure to fit the space and fitted with a range of high-gloss wall, base and drawer units, complemented by ample worktop space. The kitchen benefits from a suite of premium integrated German appliances by Neff, including a double oven and hob, alongside an integrated washing machine and the freestanding American-style fridge/freezer, which is included in the sale. Here a door leads out to the rear garden.



On the first floor, the landing gives access to four bedrooms, providing plenty of flexibility for family living, guest accommodation or working from home. The principal bedroom benefits from its own ensuite shower room, while the remaining bedrooms are served by the family bathroom. Three of the bedrooms are comfortable doubles, while the fourth would work equally well as a child's bedroom, guest room or home office. Completing the first floor accommodation is the family bathroom comprising a panelled bath with shower over, wash basin and WC.The landing also benefits from a useful airing cupboard and access to the loft.









The good-sized rear garden has been designed with ease of maintenance in mind, being predominantly paved and complemented by a variety of established shrubs and greenery which add colour and interest. Fully enclosed for privacy, the garden also benefits from a rear pedestrian gate providing convenient access to the garage and parking area beyond.

A single garage is situated within a block of garages beneath a coach house and is fitted with an up-and-over door, providing useful secure parking or additional storage. There is also a parking space directly in front of the garage.

- Conveniently positioned within easy reach of Street High Street and Clarks Village, offering excellent access to a wide range of shops, cafés and everyday amenities.

- Generously proportioned lounge featuring an attractive fireplace and opening through to the conservatory, creating a bright and versatile living space.

- Bespoke high-gloss kitchen with ample worktop space, premium German integrated appliances, Neff double oven and hob, plus an American-style fridge/freezer.

- Four well-proportioned bedrooms, including three comfortable doubles and a versatile fourth bedroom ideal for a child, guest or home office.

- Good-sized, low-maintenance rear garden, predominantly paved with established greenery, fully enclosed and enjoying gated access to the garage and parking area.

- Single garage and parking space, with the garage positioned beneath a coach house and fitted with an up-and-over door.

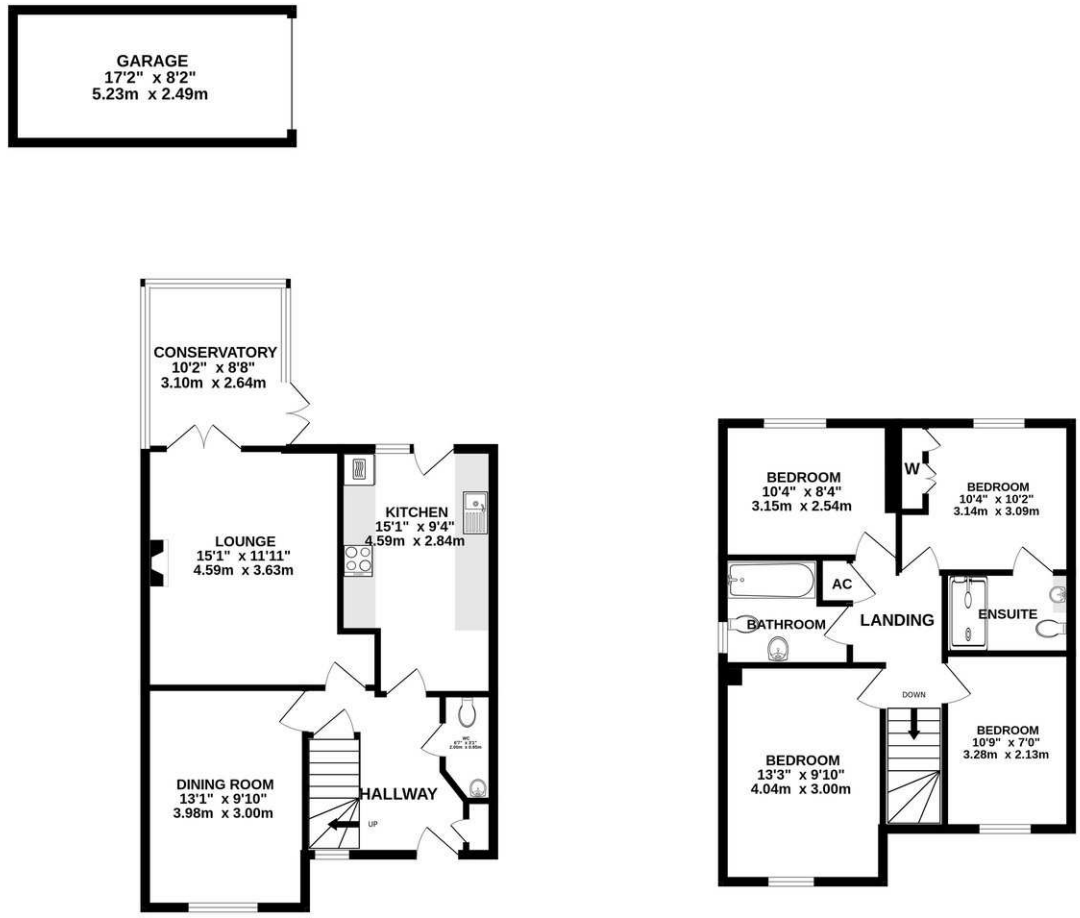






GROUND FLOOR
792 sq.ft. (73.6 sq.m.) approx.

1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1353 sq.ft. (125.7 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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