





£290,000

To View:

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

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Energy Rating A

Council Tax Band B



Services
Mains electricity, water and drainage are connected. Electric heating system. 14 owned solar panels.

Local Authority
Somerset Council
03001232224
somerset.gov.uk

Tenure
Freehold

Directions

From Street, take the A39 north towards Bridgwater, passing through Walton and Ashcott. After approximately 6.5 miles, turn left onto Moor Road, signposted for Stawell. Follow Moor Road for about a mile, then turn right at the T-junction on to Stawell Road, continue along into the village. After passing the Church, take the right hand turn into Ford lane and follow the road navigating a left hand bend. Continue a long and the property will be found after a short distance on the left hand side and easily identified by our for sale board.

Description

A deceptively spacious home that offers far more than first meets the eye, this immaculately presented and tastefully decorated three-bedroom semi-detached property is a true hidden gem, set in a quiet village location. Beautifully maintained throughout, it successfully combines character with modern conveniences, and is further enhanced by a range of eco-friendly features that help support economical day-to-day living. The property also benefits from a desirable south-facing rear garden, ample driveway parking and a versatile range of outbuildings. This is one not to be missed and early viewing is highly advised.

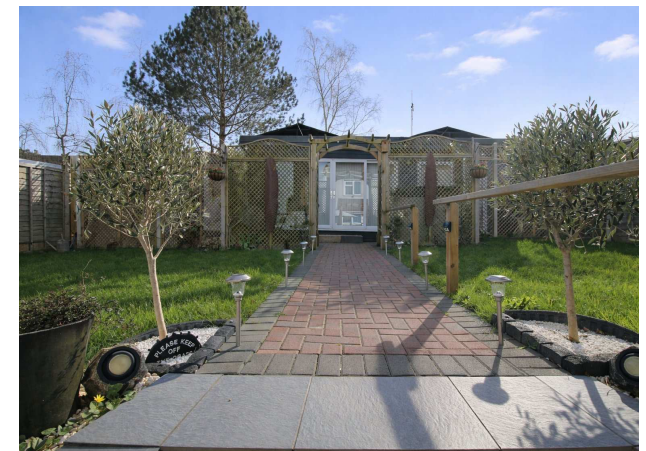
You enter the property through a welcoming porch, ideal for coats and shoe storage, which in turn leads into the entrance hall and sets the tone for this immaculately presented home. To the right is a cleverly designed utility room, fitted with plumbing for laundry facilities, while doors lead to all principal ground floor accommodation, together with a useful under stairs WC. The first room we come to is the snug, a spacious, light-filled and versatile room offering a multitude of possible uses, with French doors opening out onto the rear patio. Adjacent is the sitting room, a well-proportioned, comfortable and inviting reception space, ideal for relaxing, with a superb bay window flooding the room with an abundance of natural light. The kitchen is a particularly generous and sociable space, boasting a fabulous layout and a well-designed range of wall, base and drawer units. Integrated appliances include a double oven, fridge/freezer and dishwasher, while ample worktop space and room for a table and chairs make it perfectly suited to day-to-day family life. Dual windows and high ceilings further amplify the excellent sense of space. Leading from the kitchen, via the rear porch, is a notable addition to the ground floor: the studio/garden room, offering a versatile space that could equally suit a leisure area, hobby room or a place to unwind.

Upstairs, the spacious first-floor landing gives access to three bedrooms and the family shower room. The two principal bedrooms are both well-proportioned doubles, bright and airy, with one benefiting from fitted wardrobe space, while the third bedroom provides a useful guest room, nursery or home office. The shower room is contemporary and neatly presented, comprising a corner shower enclosure, wash basin, WC and storage unit, and is conveniently arranged to serve all three bedrooms.

Location

The village of Stawell offers a peaceful setting with a church and active village hall, while nearby Catcott and Edington provide a mini supermarket, popular pubs, and a well-regarded primary school. Street, home to Millfield School and Clarks Village, is just 7.5 miles away. Bridgwater, a historic market town, offers a wide range of shops, entertainment, and everyday amenities. The property enjoys excellent access to the A39, placing the M5 at Junction 23 (Dunball) within 4 miles, Gravity Park just 3.5 miles away, and Bristol Airport within 26 miles. Bristol, Taunton, and Exeter are all within commuting distance.

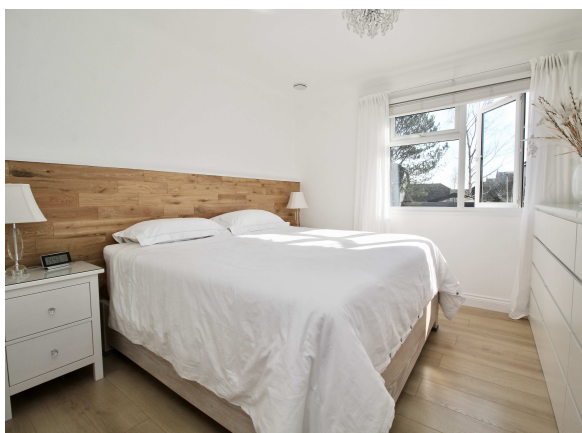


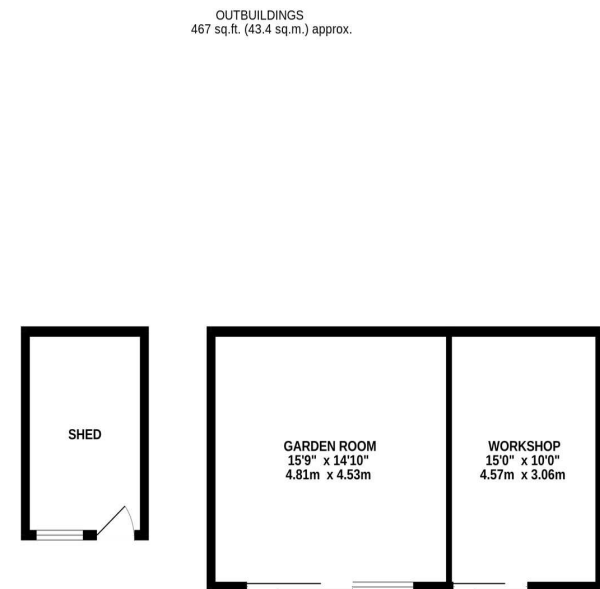
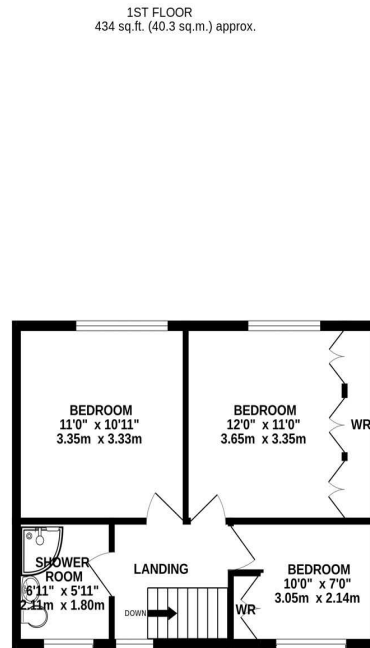
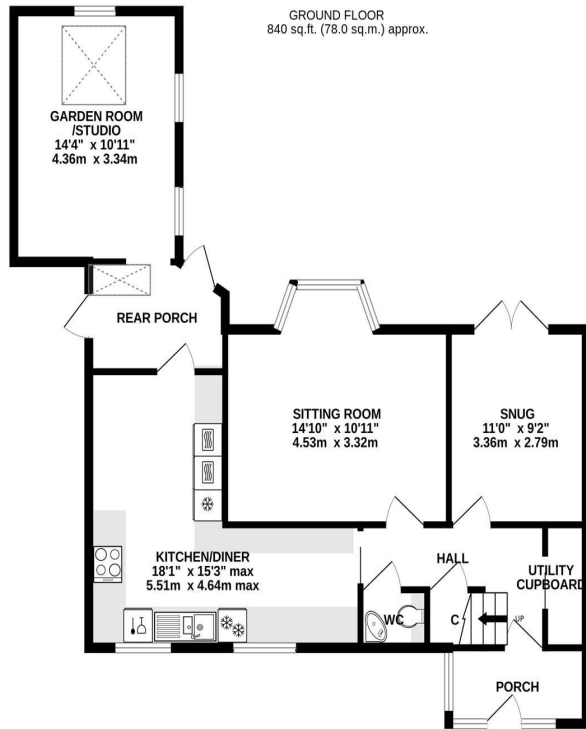


The south-facing rear garden is a beautifully landscaped outside space and a true sun trap, designed to be both attractive and easy to enjoy throughout the day. A large patio extends directly from the rear elevation, providing an ideal setting for outdoor dining, entertaining and relaxing, while steps rise to a neatly lawned area, edged with a decorative border. Beyond, there is an excellent range of outbuildings, all fitted with power and light, further enhancing the practicality and versatility of the property. These include a useful storage shed, a garden room offering another flexible space for a variety of uses, and a workshop, ideal for hobbies, projects or additional storage.

To the front, the property benefits from ample driveway parking together with a decorative planted area, creating an attractive approach.

- Eco-friendly features include 14 solar panels providing support for both hot water and electricity, plus a water filtration and heat recovery system, enhancing the home's efficiency and sustainability
- Deceptively spacious layout offering far more accommodation than first appears, with well-balanced rooms perfectly suited to modern family living
- Immaculately presented throughout with tasteful décor, a bright and airy feel, and a high standard of finish across the whole property
- Superb kitchen/dining room with integrated appliances, ample workspace, dual windows and high ceilings, creating a sociable heart of the home
- South-facing landscaped garden enjoying plenty of sunshine, with a large patio, lawn and decorative borders creating a wonderful outdoor retreat
- Driveway and useful outbuildings including ample parking and a versatile range of powered outbuildings, ideal for storage, hobbies or workspace





TOTAL FLOOR AREA : 1741 sq.ft. (161.8 sq.m.) approx.

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