

holland&odam

31 Merriman Road | Street | Somerset | BA16 0JB







£355,000

To View:

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

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Energy Rating E

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

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Directions

Follow the High Street in a westerly direction, with Boots on the left hand side. Turn left into Vestry Road, pass the church on the right and continue into Merriman Road. Follow the road for a short distance passing the turning for Maple close on your left and Merriman Gardens on the right and the property will be found on your left hand side, opposite the park and will be easily identified by our for sale board.

Location

A popular road within walking distance of the High Street with its excellent range of shopping outlets including Clarks Village. Street also offers a comprehensive range of sporting and recreational facilities including both indoor and open air swimming pools, football, tennis, cricket and Strode Theatre. Millfield School is on the town outskirts whilst the Preparatory School at Edgarley, Glastonbury is some 3 miles. The Cathedral City of Wells is 8 miles whilst the nearest M5 motorway interchange at Dunball (Junction 23) is 12 miles. Bristol, Bath, Taunton and Yeovil are all within commuting distance

Description

Enjoying a lovely outlook across Merriman Park, this spacious four bedroom semi-detached home offers well proportioned and versatile accommodation arranged over three floors. Ideally positioned within easy reach of Street High Street and its amenities, the property benefits from generous living spaces, a separate study, an enclosed rear garden with workshop and ample off road parking, making it an ideal choice for growing families.



Entering the property, you're welcomed into an entrance hall with stairs rising to the first floor and doors opening to the ground floor accommodation. A useful understairs recess and storage cupboard provide practical space for everyday essentials, whilst a convenient cloakroom with WC completes the hallway. Positioned to the front of the property is a generously proportioned sitting room, enjoying plenty of natural light from a large window overlooking the front. A wood burning stove sits at the heart of the room, creating a cosy and inviting space to relax and unwind, particularly during the colder months.
Moving through the property, the dining room provides a lovely setting for family meals and entertaining guests, with a window overlooking the rear patio. Alcove shelving and built in cupboards offer useful storage, whilst an archway leads through to the modern kitchen, creating a sociable and practical arrangement. The kitchen is stylishly presented and fitted with a range of wall, base and drawer units, complemented by ample worktop surfaces and a built in oven and hob. There is also space for a freestanding American style fridge freezer. Towards the far end of the kitchen is a useful utility area, with plumbing for laundry appliances and a stable door providing direct access out to the rear garden.

Stairs rise to a spacious first floor landing, providing access to two double bedrooms, the family bathroom and a separate study. Both bedrooms offer comfortable accommodation, with the principal bedroom being particularly well proportioned and providing ample space for a range of bedroom furniture. The study is a useful addition, ideal for those working from home or seeking a dedicated hobby room. The well appointed family bathroom serves the bedrooms across both floors and comprises a bath, separate shower enclosure, wash hand basin, WC and heated towel rail. A further staircase leads to the second floor, where two additional bedrooms are found, both enjoying plenty of natural light through Velux windows. These rooms offer excellent flexibility, whether used as children's bedrooms, guest accommodation or additional workspaces, making the home well suited to a variety of family needs.









The property enjoys a good sized rear garden, offering a wonderful outdoor space for families, entertaining or keen gardeners. A paved patio extends from the rear of the house, providing the perfect spot for alfresco dining and relaxing during the warmer months. A useful workshop offers excellent space for storage, hobbies or DIY projects. Beyond the patio, the garden opens out to a generous area of lawn, bordered by an attractive variety of mature trees, established shrubs and planting, creating a lovely green and private setting. A further seating area provides a peaceful spot to sit and enjoy the surroundings. Fully enclosed, the garden offers a good degree of privacy and plenty of space for the whole family to enjoy. Convenient on street parking lies to the front of the property.

- Enjoying a lovely outlook across Merriman Park to the front, whilst being just a short stroll from Street High Street and its range of shops, cafes and amenities.

- Enjoying a generously proportioned sitting room, enjoying plenty of natural light from a large front window, with a charming wood burning stove creating a cosy focal point.

- Welcoming dining room, perfect for family meals and entertaining, featuring useful built in storage and an archway connecting to the kitchen.

- Stylishly presented and fitted with a range of wall, base and drawer units, built in oven and hob, ample worktop space and a practical utility area.

- Four well proportioned bedrooms arranged over two floors, complemented by a separate study, ideal for home working, hobbies or growing families.

- A wonderfully sized, private and enclosed rear garden, featuring a paved patio, expansive lawn, mature trees, established planting and a useful workshop.



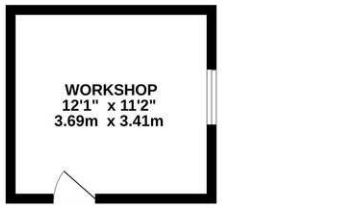




GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.

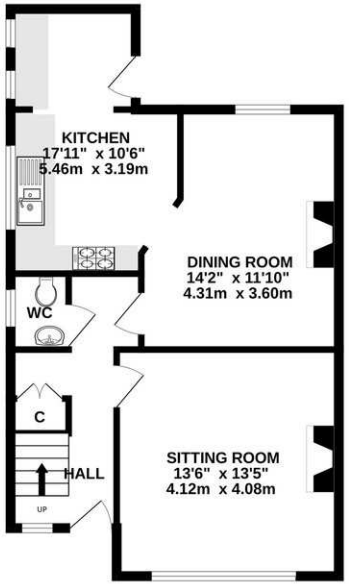
1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.

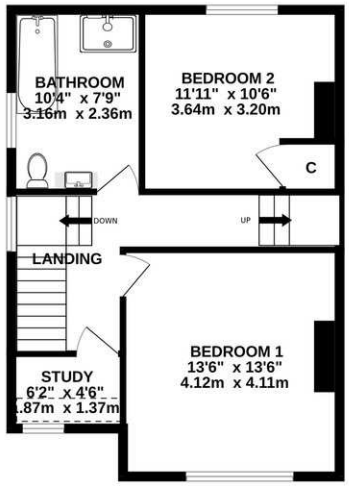
2ND FLOOR
333 sq.ft. (31.0 sq.m.) approx.

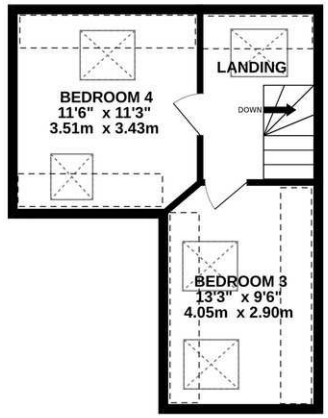


TOTAL FLOOR AREA : 1554 sq.ft. (144.4 sq.m.) approx.

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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