





£685,000

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 F



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 High Street turn into Leigh Road (Library on the corner) and continue to the 'T' junction with Portway. Turn left and continue for approximately 500 metres and take the second turning on the right into Petvin Close. Follow the road to the first cul-de-sac on the right, where no.12 can be found in the right hand corner.

Description

Superbly presented detached family house, situated in a sought after part of Street, close to Millfield School and enjoying a peaceful cul-de-sac location. The property has been updated throughout, with particular attention paid to the kitchen, now being open plan to the dining room, the general decoration throughout, double glazed windows to the stone mullions and the beautifully landscaped rear garden, including the addition of a summer house/studio.

From the lovely entrance hall, stairs rise to the first floor landing, having an oak floor extending to the kitchen, study, cloakroom and dining room. Matching oak doors lead to the principle rooms, beginning with the sitting room. This enjoys the addition of a wood burning stove, a window to the front and patio doors to the garden. A further door leads to the dining room, having been opened up to the kitchen, creating a superb family dining environment. Doors also open from here to the rear garden. The kitchen comprises a modern range of units, with granite work surfaces over, integrated dishwasher, space and plumbing for a gas fired range cooker, and upright fridge/freezer. A door returns to the hallway, with a further door opening into the utility room. Further cupboard storage can be found here, along with space and plumbing for a washing machine and tumble drier. Doors conveniently open to the garage, the front and rear.

On the first floor, matching doors lead to the four bedrooms and to the family bathroom. Bedrooms one and two, both have rear facing aspects, looking out over the garden. Both bedrooms having built in wardrobes, with the master bedroom also having an en-suite shower room. Bedrooms three and four have windows to the front, also with built in wardrobes. Finally, the family bathroom provides for a panelled bath with shower over, plus a vanity unit with inset wash hand basin and a WC.

Location

Petvin Close is a favoured area on the southern side of Street within walking distance of Millfield School. Street is a busy mid Somerset town famous as the home of Clarks Shoes and now a popular shopping destination with Clarks Village retail centre. Street provides a theatre/cinema, Strode College, indoor and open air swimming pools, bowls club, health centre, library and a choice of pubs and eating places. M5 Junction 23 12 miles, A303 (Podimore roundabout) 12 miles, Castle Cary Train station (London Paddington) 12.5 miles, Historic town of Glastonbury 2.5 miles, City of Wells 9 miles, Bristol 33 miles, Bath 27 miles. (all mileages are approximate)





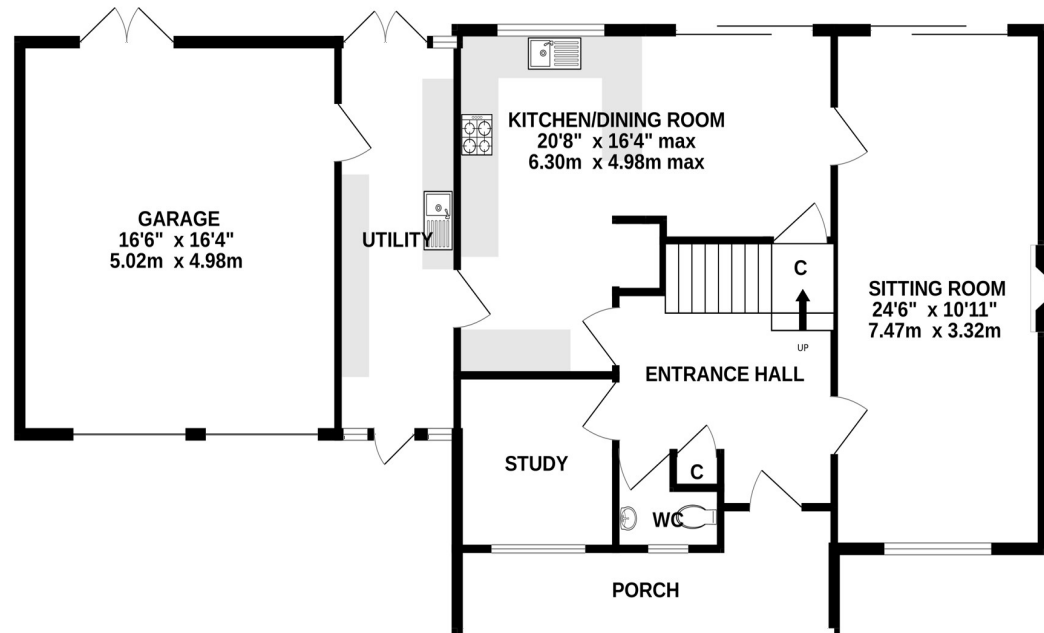
The property is set back into the corner of a cul-de-sac, enjoying a peaceful and secluded location. At the front there is open plan lawn, with driveway parking for several cars up to the double garage. The rear garden has been beautifully landscaped, affording an array of colour, from the well stocked and mature borders and shrub beds. To the left side, a dwarf wall has been built around a fire pit, with a patio terrace extending off in front of the summer house/studio. Also here there are some raised vegetable beds, with a covered BBQ adjoining the rear of the garage.



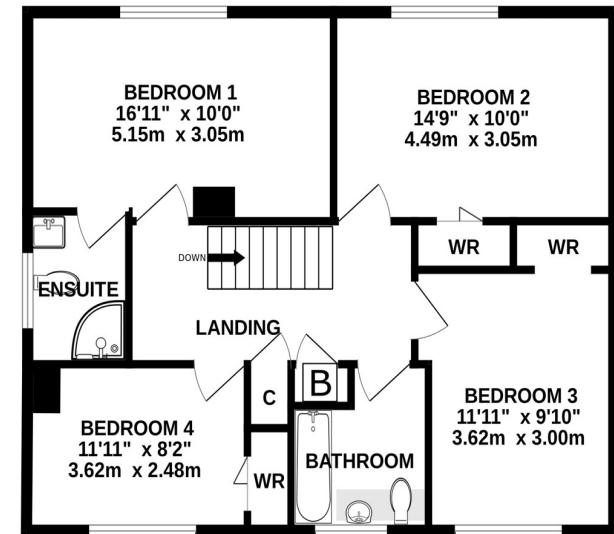
- Beautifully updated detached family home, situated in peaceful cul-de-sac location, within walking distance of Millfield Senior School
- Accommodation on the ground floor includes a spacious hall, sitting room, open plan kitchen and dining room, study, utility and cloakroom
- On the first floor, there are four double bedrooms with the master bedroom having an en-suite shower room, plus there is a separate family bathroom
- Outside, there is ample parking to the double garage, with a lawned garden to the front and beautifully landscaped rear garden, including a summer house/studio
- For information regarding broadband and mobile coverage, go to checker.offcom.org.uk



GROUND FLOOR
1254 sq.ft. (116.5 sq.m.) approx.



1ST FLOOR
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 2003 sq.ft. (186.1 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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