





£650,000

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 E



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. No 10 will be found after a short distance on the right hand side.

Description

A superb four-bedroom detached family home situated in one of the town's most desirable areas. This well-presented property boasts a cosy living room, a fantastic open-plan kitchen/diner/family room, and a beautifully manicured rear garden. Early viewing is highly advised.

Step into the inviting entrance hall, a central space that sets the tone for the rest of the home. Immediately to your right is a practical downstairs WC, perfect for families or visitors, and to your left, a handy cupboard for coats and shoes. To your left is the spacious living room, filled with natural light from the large bay window and sliding doors that open to the garden, offering a bright dual-aspect outlook. This elegant room provides ample space for both relaxation and entertaining, making it the ideal spot to unwind by the warmth of the wood-burning stove. Moving ahead, the home opens into a stunning open-plan kitchen/family room, the true heart of the property. This expansive space is thoughtfully designed with distinct areas for dining, cooking, and socialising. The kitchen area boasts a modern layout fitted with a range of wall, base and drawer units, ample counter space, and integrated appliances, while the family area offers room for comfortable seating. Large windows and doors connect this space seamlessly to the garden, making it ideal for family gatherings and entertaining.

Ascending the staircase from the entrance hall, you are welcomed onto a central landing where doors lead off to all rooms. The master bedroom is a fantastic size and a true sanctuary, featuring an en suite shower room and a well-designed walk-in wardrobe, offering both functionality and practicality. The additional three generously sized bedrooms, all benefiting from built in cupboard/wardrobe space, provide versatility, ideal for family living, guest accommodation, or even a home office. Completing this floor is a larger-than-average family bathroom, thoughtfully designed with modern fixtures and ample space, perfectly catering to the needs of a busy household.

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 rear garden features a spacious and well tended lawn area, surrounded by established greenery, mature shrubs and flower filled borders offering privacy and charm. Extending from the rear elevation is the patio, creating a versatile space for outdoor activities or enjoying al fresco dining. The garden's layout offers plenty of open space for recreational use or future garden enhancements. Tucked away in the corner a Summer house provides additional storage or a relaxing retreat to enjoy the peaceful surroundings. The garden is ideal for families or passionate gardening enthusiasts alike. To the front of the property the lawn is bordered by mature shrubs, with a double-width driveway leading to a spacious double garage featuring pedestrian access, two up-and-over doors, as well as power and lighting.

- Situated within one of the towns most highly sought after residential streets, this beautifully maintained property is located close Millfield Senior School, offering an ideal family home.

- Boasting a fabulous open plan kitchen/dining/family room, combining style and functionality, with seamless garden access and ample space for cooking, dining, and socialising.

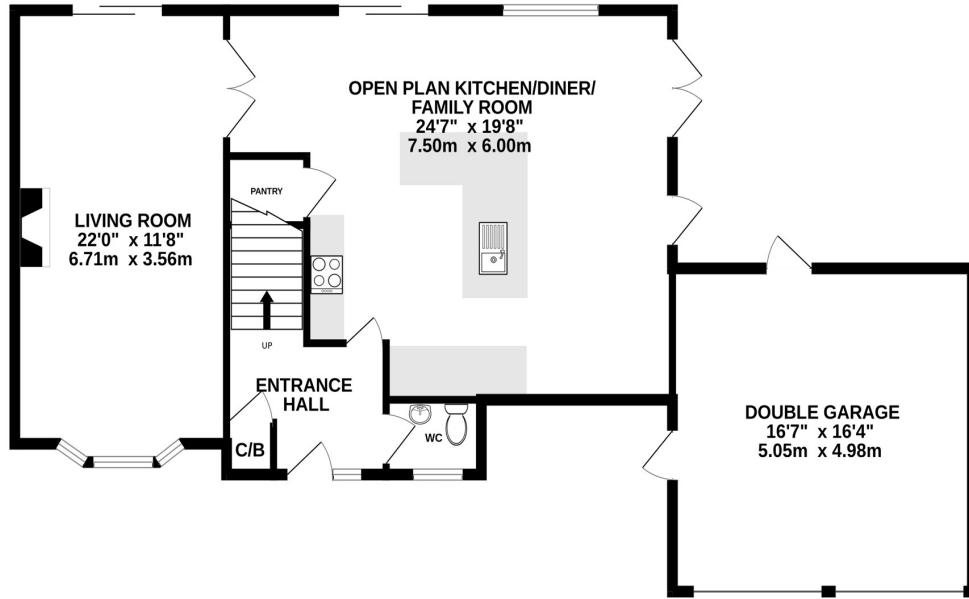
- Expansive master bedroom with an en suite shower room and a walk-in wardrobe, offering a private retreat from busy family life.

- Beautifully landscaped garden with mature shrubs, lawn, and a patio, perfect for outdoor living and entertaining.

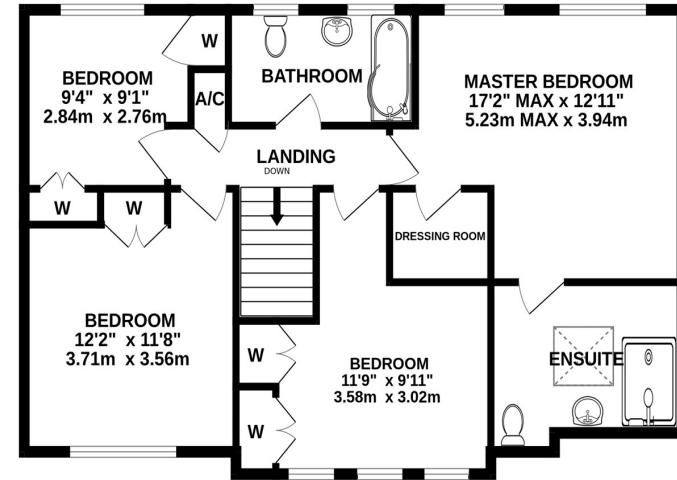
- Providing generous off-road parking, the property features a double-width driveway leading to a spacious double garage, with an EV charging point.



GROUND FLOOR
1063 sq.ft. (98.8 sq.m.) approx.



1ST FLOOR
820 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA : 1883 sq.ft. (175.0 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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