

# Littlefield Close

Walton, BA16 9LD

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## Asking Price Of £340,000 Freehold

Positioned in a quiet cul-de-sac within Littlefield Close, Walton is this well-presented three-bedroom link-detached house offering bright and well-proportioned accommodation, complemented by open field views to the rear. The property provides an excellent opportunity for young families or couples looking for a home in a convenient and desirable location, within easy reach of local amenities and pre-school.

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### ACCOMMODATION:

On the ground floor, the home is arranged around a spacious open-plan living and dining room. Large windows to the front and rear allow for an abundance of natural light helping to create a brighter and airy living space. The dining area can also be closed off for privacy when required, making it flexible for both family meals or entertaining depending on the needs at the time.

The kitchen is fitted with a modern granite worktop and provides ample storage and workspace. A useful utility area is incorporated just off the kitchen able to accommodate domestic appliances such as a washing machine and tumble dryer, ensuring that the main kitchen remains practical and uncluttered.

To the first floor, there are three bedrooms. Two of the bedrooms are well proportioned and comfortably accommodate double beds along with free-standing furniture, while the third bedroom is ideal as a single room, nursery, or home office. The master bedroom benefits from its own en-suite bathroom. The family bathroom is fitted with a bath, basin, and toilet. While functional, the space could benefit from further modernisation, allowing a buyer to update it to their own taste and style. Overall the home combines a sought-after location with the potential for personalisation, making it a home with excellent long-term appeal.

### OUTSIDE:

is ideally positioned within just a couple of minutes' walk from Walton's Under 5 Preschool, making it particularly appealing to families with young children. The property also enjoys convenient access to local transport links, schools, and village amenities,

ensuring a practical and well-connected lifestyle. To the front of the home is a driveway with space for one large vehicle or two smaller cars in tandem. There is also the added benefit of a single garage with side access should an owner want to use it for car/alternative storage.

### SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded D for council tax, within Somerset Council. Ofcom's service checker states that Good outdoor mobile coverage is likely with four providers, whilst Ultrafast broadband is available in the area.

### LOCATION:

The village of Walton is situated approximately 1.3 miles from Street and provides amenities including a public house, Church, Walton C of E Primary School, pre-school playgroup and Village Hall. It has public transport links to nearby towns. Street offers quality schooling at all levels including renowned Millfield School, Crispin School and Strode College. Shoppers can choose from Clarks Outlet Village and a selection of five supermarkets within a short drive. A full range of health and leisure facilities as well as restaurants can be found in Street and Glastonbury. Castle Cary, approximately 20 minutes' drive away, provides a Paddington line train station.

### VIEWING ARRANGEMENTS:

Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team.





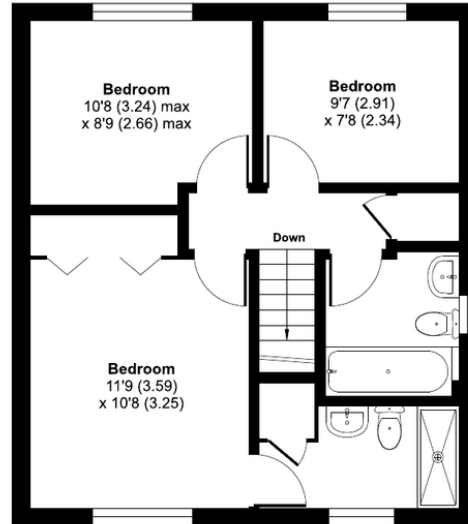
## Littlefield Close, Walton, Street, BA16

Approximate Area = 946 sq ft / 87.8 sq m

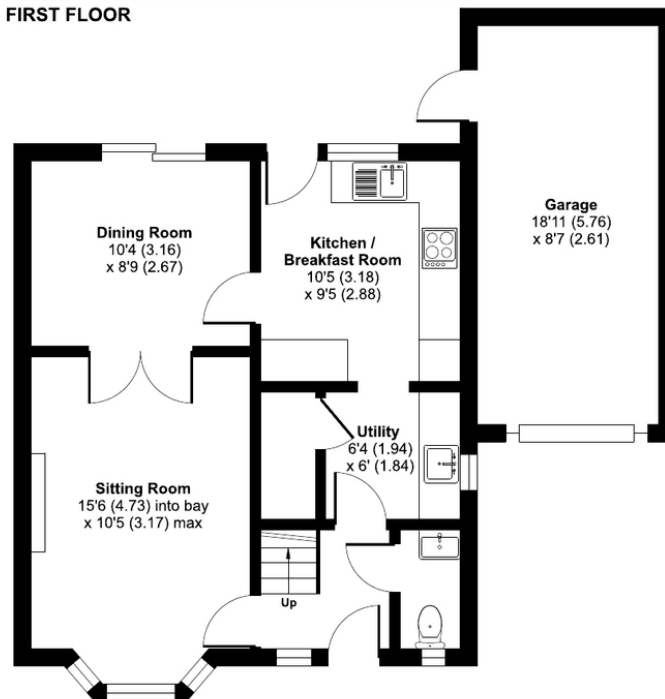
Garage = 162 sq ft / 15 sq m

Total = 1108 sq ft / 102.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Cooper and Tanner. REF: 1355598

### STREET OFFICE

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