

# Fielding Road

Street, BA16 9PG

COOPER  
AND  
TANNER



## Asking Price Of £350,000 Freehold

A superbly presented and extended semi-detached house, offering room both inside and out for families to grow with this spacious home. Situated within a 10 minute walk of Clarks Village and providing off road parking for three cars, ensuite to master, two receptions and separate utility room.

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### ACCOMMODATION:

The front entrance opens into a particularly spacious and inviting reception hall, with doors opening to ground floor living accommodation. The sitting room enjoys an abundance of natural light pouring in through a large front facing window, while a feature fireplace with a realistic coal effect electric fire, affords the room a focal point and great symmetry. An opening links the separate dining room and in turn the conservatory, which offers a great playroom or additional entertaining space as required. The well appointed kitchen features a range of fitted wall and base level cabinetry, with wood effect work surfaces and ceramic one and half bowl drainer sink over. A pantry and separate understairs cupboard offer good storage solutions and space for a dishwasher, cooker and tall fridge/freezer. From here, a rear lobby provides garden access and doors open to the garage and utility/cloakroom, with both WC/basin facilities and provisions for laundry appliances.

Moving to the first floor, you'll find three excellent sized double bedrooms including the generous master with stylish modern ensuite shower room and fitted wardrobe. The fourth large single bedroom could also provide a great office, and could accommodate a small double bed if necessary. A well presented and spacious family bathroom completes the accommodation, with a modern white suite comprising bath with shower over, vanity wash basin and WC.

### OUTSIDE:

Off road parking is well catered for here, with a front driveway offering space for two-three cars, in front of the integral single garage also providing additional storage options. The remainder of the low maintenance front garden is laid to lawn with gravel borders. A side access path continues into the rear garden where you'll find a neatly maintained and generous family friendly space to appeal to a variety of buyers. Two patios at either end of the

preferences, and the middle of the garden is laid to artificial turf for an easy to maintain recreation space. A selection of tidy borders provide colour and interest with a range of flowers, shrubs and trees, all enclosed by close board timber fencing.

### SERVICES:

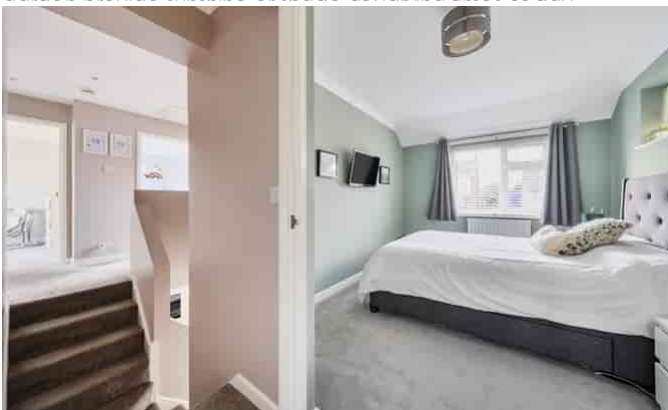
Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded C for council tax, within Somerset Council. Ofcom's service checker states that internal mobile coverage is likely with at least one major provider, whilst Ultrafast broadband is available in the area.

### LOCATION:

Located within 5-10 minutes walking distance of communal parks and the High Street, which provides a wide range of shops, cafes and the famous Clarks Village Factory Outlets. There is also a wide choice of supermarkets and homewares stores within a short drive. Street is well served by doctors and dentists, has indoor and outdoor swimming pools, sports and fitness clubs and a popular theatre/cinema. The town also has a variety of pubs and restaurants to suit most tastes, as well as picturesque walks nearby. Paddington Line rail service available in Castle Cary, approximately 25 minutes drive away and Bristol Airport is approx. 50 minutes by car, via M5 J23 (20mins).

### VIEWING ARRANGEMENTS:

Strictly via Cooper and Tanner on 01458 840416. If arriving early, please wait to be greeted by a member of our team.







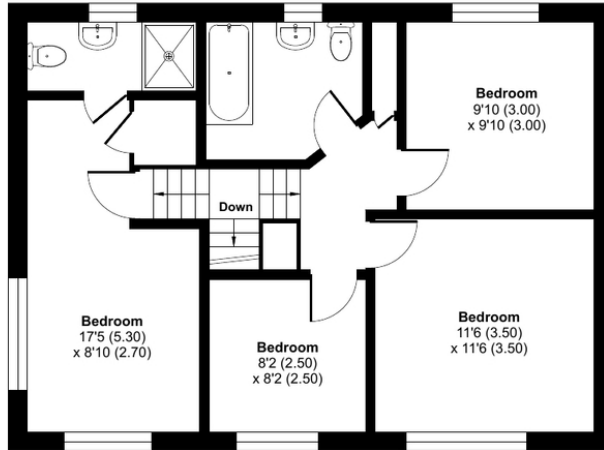
## Fielding Road, Street, BA16

Approximate Area = 1227 sq ft / 113.9 sq m

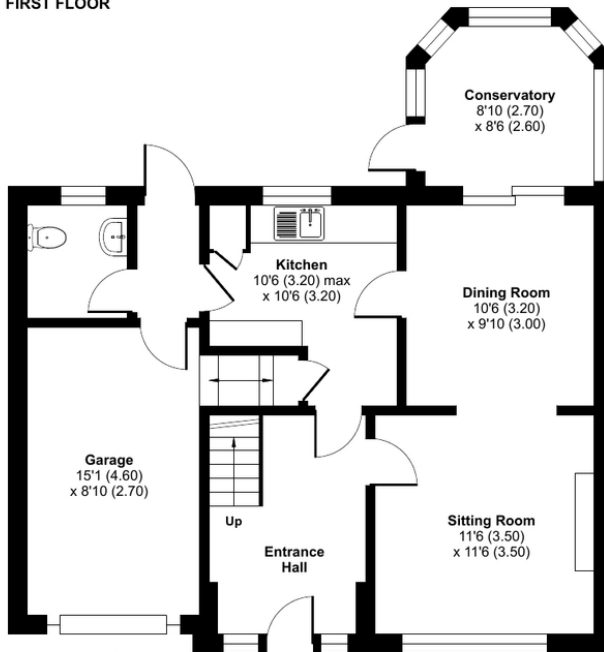
Garage = 136 sq ft / 12.6 sq m

Total = 1363 sq ft / 126.5 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). © nichcom 2025. Produced for Cooper and Tanner. REF: 1272863

### STREET OFFICE

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