

# Grangefields

Street, BA16 0HT

COOPER  
AND  
TANNER



## Asking Price Of £500,000 Freehold

This spacious modern family home is situated within a much sought after cul-de-sac a 'stones throw' from Millfield School, and is one of the larger designs found within this small development. Offered to the market with no onward chain and in tasteful neutral condition throughout.

# Grangefields Street BA16 0HT

 4  3  2 EPC C

## Asking Price Of £500,000 Freehold

### ACCOMMODATION:

As you step through the front door, you are greeted by a spacious hallway providing access to all ground floor accommodation. To your left is a study featuring a large bay window overlooking the front garden, perfect for a private work from home or study space. A cupboard beneath the stairs provides convenient storage space and a separate cupboard for coats and shoes is highly practical for busy families, as is the cloakroom with WC and wash basin which serves the ground floor. The kitchen enjoys space for informal dining and a comprehensive range of fitted wall and base units, including an integrated electric Bosch fan oven, and induction hob with extractor fan over. Space is available for further undercounter appliances. Connected to the kitchen, a separate utility room provides rear access to the garden and accommodates two under counter laundry appliances along with the boiler. This area incorporates units matching those of the kitchen. At the rear of the property you'll find the separate dining room, offering a formal space for family meals, with a large archway opening into the generously proportioned living room. Natural light floods this space via the large windows and patio doors and a gas fireplace creates a lovely focal point.

On the first floor, you will find four well-proportioned bedrooms, three of which include fitted wardrobes and are able to accommodate a range of complimentary furniture. An en-suite shower room serves the primary bedroom, with the others benefiting from a family bathroom comprising a three-piece suite including bath with overhead shower fitting.

### OUTSIDE:

Externally, the property benefits from a larger than average front garden, due to its end of cul-de-sac location, as well as a detached double garage and additional covered car port. The majority of the frontage is laid to grass, enclosed by mature hedging and with a few

vegetable planters in situ. Including the driveway, there is off road parking for at least four cars. Meanwhile the rear garden enjoys good privacy afforded by the established trees and hedges along the boundaries. This relatively low maintenance, yet family friendly space features a patio area across the rear elevation, offering space for outdoor seating, and a well maintained lawn providing a pet and child safe space.

### SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded E for council tax within Somerset Council.

### LOCATION:

Located a mere 20 meters from the renowned Millfield Senior School on the other side of the road, whilst Crispin School and Strode College are also within a short walk. Shoppers enjoy the added bonus of Clarks Village and there is a wide variety 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 has a good selection of pubs, restaurants and picturesque walks.

### 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 (barring adverse weather).









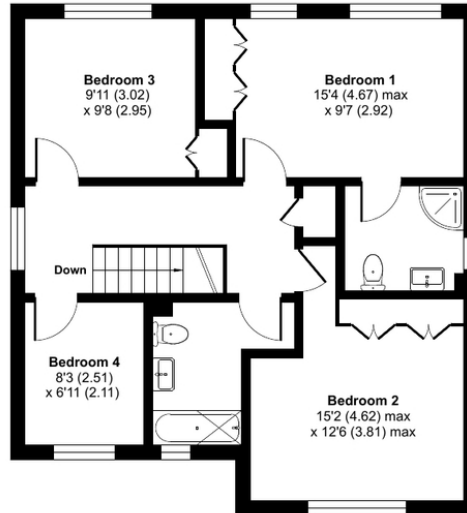
## Grangefields, Street, BA16

Approximate Area = 1353 sq ft / 125.6 sq m

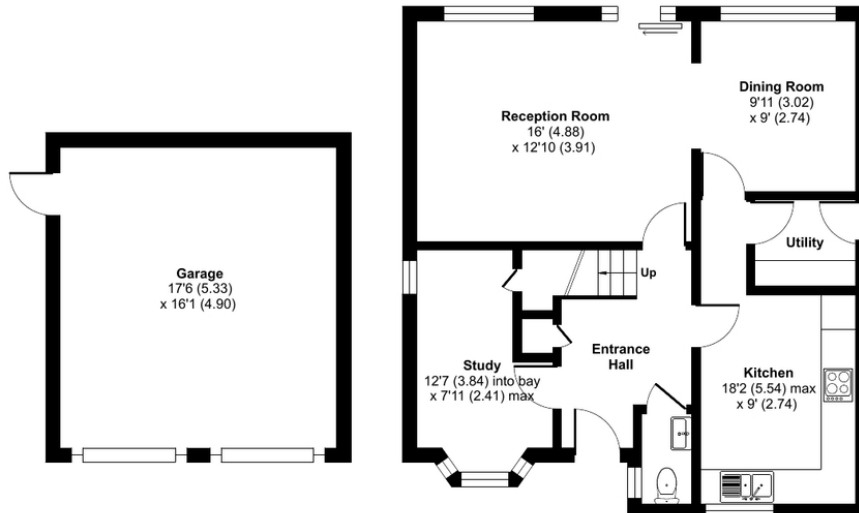
Garage = 281 sq ft / 26.1 sq m

Total = 1634 sq ft / 151.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cooper and Tanner. REF: 1007851

### STREET OFFICE

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