# Brooks Road Street, BA16 OPP







# Asking Price Of £445,000 Freehold

A rare opportunity to purchase a substantial, extended property in the highly sought-after Brooks Road in Street. With five bedrooms, ample living accommodation and close proximity to Brookside School this property makes for an ideal family home.

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#### ACCOMMODATION:

The property is accessed through the main front door where you are greeted by a light and spacious hallway where there are stairs leading to the first floor landing and a door leading into the main kitchen dining room. This large open room is perfect for large family gatherings and entertaining. It comprises a fully fitted kitchen including a range of base and eye level units as well as a large central island, composite sink with mixer tap, two integrated electric ovens and electric induction hob There is room for a substantial family dining table and chairs also and there are triple folding doors that lead to the rear patio, ideal for summer entertaining. Adjacent to the kitchen is a boiler room, a downstairs WC and the utility room. The final room on the ground floor is the front sitting room. This is a large and yet warm and comfortable room with plenty of space for two large sofas around the focal log-burning stove.

On the first floor there are five bedrooms, the master of which has an en-suite shower room. The fifth bedroom also works very well as a study/office. The family bathroom is well-appointed, comprising a bath, walk-in shower, WC and hand wash basin.

#### OUTSIDE:

To the front of the property there is an area of hard standing and side access to the rear of the house. The rear garden is mostly laid to lawn with some patio area ideal for outside entertaining. There are two substantial outbuildings comprising a summer house with power and lighting and a covered seating area, as well as a further large shed which could be used for storage or a potential workshop.

#### 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 two major providers, whilst Ultrafast broad band is available in the area.

#### LOCATION:

Situated within a short walk of Brookside Academy, Street also provides good schooling at all levels including Millfield Senior School, Crispin School and Strode College. Shoppers enjoy the added bonus of Clarks Village and there is a choice of five supermarkets 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 offers a variety of pubs and restaurants.

#### VIEWING ARRANGEMENTS:

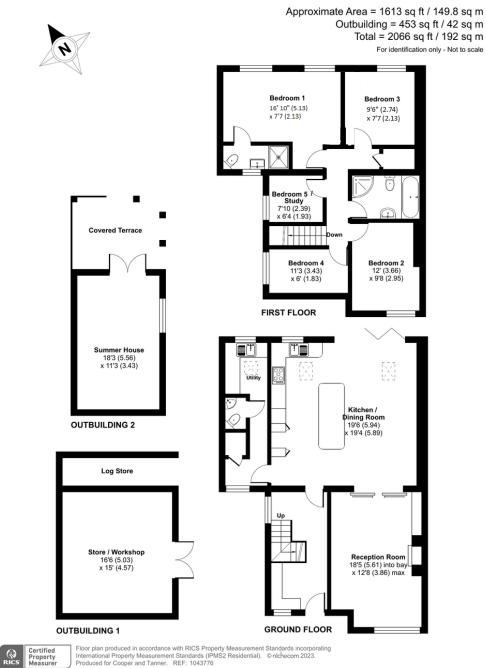
Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team (barring adverse weather).











### **Brooks Road, Street, BA16**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permis sions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rel y on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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