

# Aquara Close

Street, BA16 0UH

COOPER  
AND  
TANNER



## Asking Price Of £285,000 Freehold

A tastefully presented modern semi-detached home, tucked away on a corner plot within this small residential cul-de-sac. Benefiting from a contemporary kitchen/diner and stylish bathroom, attractive landscaped gardens, driveway and garage.

# Aquara Close Street BA16 0UH

 3  1  1 EPC C

## Asking Price Of £285,000 Freehold

### ACCOMMODATION:

The property is entered primarily via the front elevation, which opens to an entrance vestibule leading directly to the cloakroom and into the living room. This light and airy reception room features a modern fireplace at its focal point. Moving toward the back of the ground floor, you'll find a spacious kitchen/diner with ample room for entertaining or family meals, as well as a range of modern fitted wall and base units with contrasting wood effect laminated worktops, a breakfast bar and a one and a half bowl drainer sink. Integral appliances include a gas hob, electric oven, dishwasher and drinks cooler. Additional useful storage can be found in the under stairs cupboard accessed here and sliding double glazed doors open to the garden. On the first floor there are three bedrooms, comprising two doubles and a single currently used as an office. The largest room benefits from a range of substantial fitted wardrobes and the landing includes an airing cupboard for additional storage. The impressive family bathroom completes the accommodation, with attractive tiling and a contemporary suite comprising WC, pedestal wash basin and jacuzzi bath with shower over.

### OUTSIDE:

In keeping with the well appointed interior, this generous corner plot has been fabulously landscaped and maintained, suiting both families and those seeking space to entertain friends in a secluded setting. The front garden is mainly level, laid to lawn with mature border hedging and a wide paved pathway for ease of access. The driveway currently provides parking for one car in front of the garage, but obvious potential exists to create additional vehicular space subject to any appropriate consent. A large raised deck at the side of the property, offers a sunny westerly aspect to dine outside, with the remainder of the rear elevation also mostly lawned with flowerbed borders. A timber shed to one corner, serves as useful additional storage space. With no direct neighbours at the the rear or western side, the garden benefits from the feel of an open aspect whilst enjoying good privacy.

### SERVICES:

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

### LOCATION:

The property is located in a popular residential area within easy reach of Brookside School and the picturesque Overleigh conservation area. Secondary education is available locally in the form of Millfield Senior School, Crispin School and Strode College nearby. Shoppers enjoy the added bonus of Clarks Village Factory Outlets as well as the busy High Street and there is a wide range 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 variety of pubs and restaurants to cater for most tastes and budgets.

### 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.





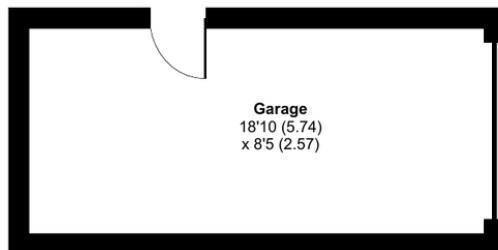
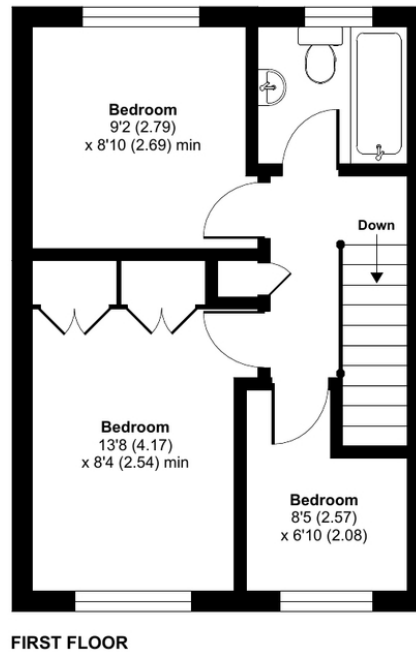
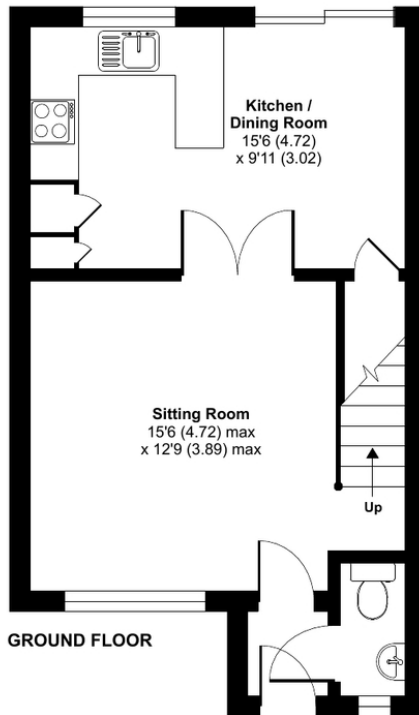
## Aquara Close, BA16

Approximate Area = 752 sq ft / 69.9 sq m

Garage = 160 sq ft / 14.9 sq m

Total = 912 sq ft / 84.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Cooper and Tanner. REF: 1131216

### STREET OFFICE

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