

Brooks Road

Street, BA16 0PN

COOPER
AND
TANNER



Asking Price Of £450,000 Freehold

Attractive 1930's architecture meets contemporary interior design in this truly individual home of deceptively large proportions. Four double bedrooms including an impressive master suite, work from home space, a fabulous open-plan kitchen/family room and landscaped west facing gardens.

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ACCOMMODATION:

The property can be entered from either the main front entrance, which is sheltered by a storm porch, or a separate side entrance, both opening into the light and airy reception hall. Here you'll find a storage cupboard beneath the stairs and an attractive yet practical tiled floor leading through to the ground floor living spaces. The well proportioned yet cosy sitting room features bay windows and a beautifully ornate period fireplace, while heart of this home is clearly the fabulous open-plan kitchen/dining/family room that enjoys bi-folding doors to the garden at the rear. The kitchen itself includes a contemporary range of fitted wall and base cabinetry, with contrasting real wood and composite work surfaces including a centre island. Integral fixtures include a one and a half bowl sink with mixer tap, five ring gas hob with cooker hood over, eye level oven and grill, fridge/freezer and drinks chiller. Perfectly suited to busy families and hosting, there is plenty of room for a large dining table and range of cosy seating around the modern log burning stove. A dual purpose cloakroom and utility offers a practical space to cater for guests, as well as a spot for laundry appliances and completing the ground floor is the versatile 'office', which is currently used as a beauty salon and offers the perfect place for your home based business, or simply a place to study.

Moving to the first floor, you'll discover four excellent size bedrooms which are all able to accommodate double beds as required. The well appointed family bathroom, with a shower over p-shaped bath, WC and wash basin, serves three of these bedrooms. The impressive primary bedroom boasts a large walk-in wardrobe/dressing area, as well as a stylish en-suite shower room.

OUTSIDE:

Growing families are well catered for in terms of parking, with space for at least four cars on the driveway. Side access leads to the rear garden, as well as the bi-folding doors opening to a large terrace,

presenting a fantastic entertaining and outdoor dining area soaking up any afternoon and evening sunshine. The remainder of the nicely proportioned garden is laid mostly to lawn, offering recreation space for children and pets, with attractive shrub borders and a generous workshop/storage shed tucked neatly into the corner of the plot.

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 external mobile coverage is likely with four major providers, whilst Ultrafast broadband is available in the area.

LOCATION:

Situated within a short walk of Brookside Academy and local parks. Street provides good schooling at all levels including Millfield Senior School, Crispin School and Strode College. Shoppers can enjoy the variety offered by Clarks Village Outlet Centre, as well as the busy High Street, and there is a wide range of supermarkets, DIY and homewares stores within a short drive. The area 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 caters for a variety tastes and budgets with a good selection 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.





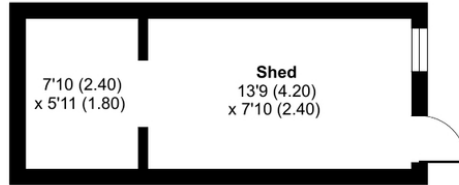
Brooks Road, Street, BA16

Approximate Area = 1503 sq ft / 139.6 sq m

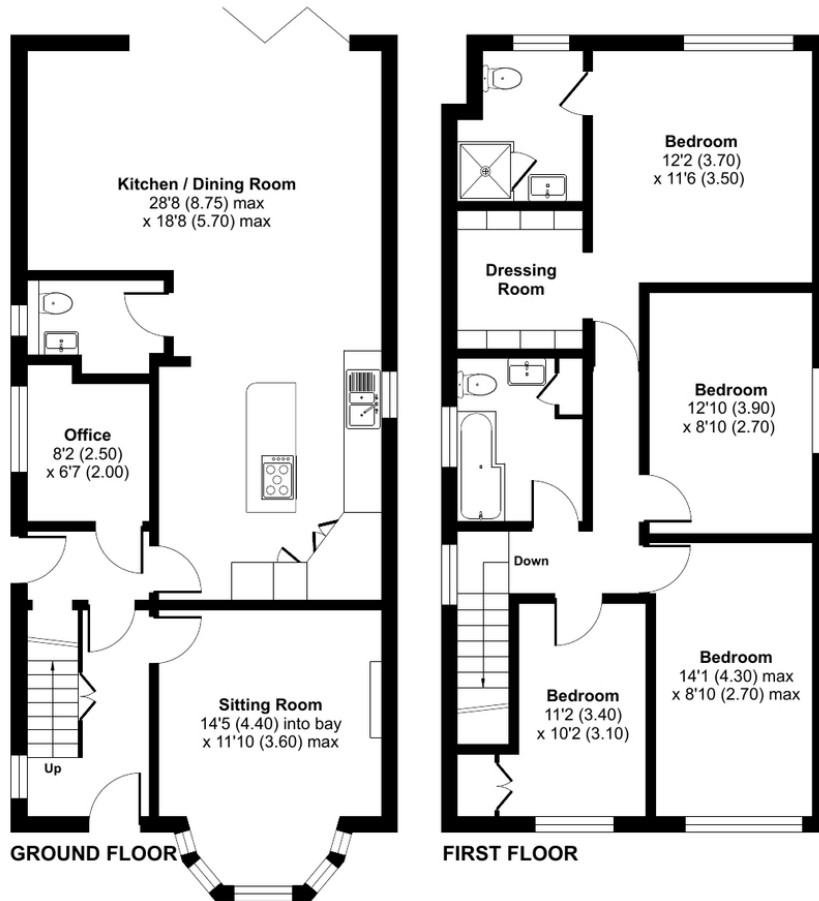
Outbuilding = 159 sq ft / 14.7 sq m

Total = 1662 sq ft / 154.3 sq m

For identification only - Not to scale



OUTBUILDING



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: 1144713

STREET OFFICE

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