

Hindhayes Lane

Street, BA16 0DP

COOPER
AND
TANNER



Guide Price £450,000 Freehold

A quite remarkable bungalow offered in exemplary decorative order and tucked away at the end of a small private road on a secluded plot within a 10 minute walk of the High Street. Spacious extended accommodation inside, generous gardens and parking provisions outside...a must view!

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ACCOMMODATION:

The property is entered principally via the main front entrance, which is sheltered by a canopy, and a frosted double-glazed and composite door opens into a particularly spacious entrance hall featuring excellent ceiling height, engineered wooden flooring and providing space for storage or display furniture as required. This hallway is situated at the heart of the property with bedrooms and accommodation leading off in various directions, as well as two excellent size storage cupboards, one fitted with hanging for coats and space for shoes, whilst the other provides a wide range of shelves for linen and space for household items. To one side of the hall there are doors opening to three bedrooms, comprising two excellent size double rooms, the larger of which also incorporates fitted wardrobes. The third bedroom could accommodate a double bed if required, although is currently set up as a generous single room with a substantial fitted wardrobe. The contemporary family bathroom comprises a modern white suite to include flush WC, integral wash basin over vanity unit and metallic bath with mixer tap. There is also a separate fully enclosed double-width shower cubicle with rain-head style shower.

The particularly light and airy living room enjoys a dual-aspect with side and front facing windows and an attractive focal point is provided by the recessed fireplace with integral log-burning stove. From the living room there is direct access to both the kitchen and adjoining dining room. The layout here will please buyers preferring both open-plan and sociable spaces, as well as those who prefer a separate formal dining area, given the partial separation between kitchen and diner. The kitchen itself comprises a comprehensive range of attractive modern wall and base units with Quartz work surfaces and upstands, one and a half bowl granite-composite drainer sink with mixer tap and a small breakfast bar. Integral appliances include a four-ring Neff gas hob with cooker hood over and eye-level twin oven and grill. Further space and plumbing is available for a tall fridge-freezer and a dishwasher. The generously proportioned dining room provides wonderful space to entertain and for family dinners, with double doors opening directly out to a patio within the rear garden. Completing the accommodation is a utility room with fitted work surface and space for laundry appliances, and an enclosed cloakroom with flush WC and wash basin over vanity. A door at the side elevation opens to a pathway giving access both to front and rear gardens.

OUTSIDE:

Part of this property's appeal is its location, tucked-away at the end of a private driveway affording good privacy. The plot is initially entered via a generous tarmac driveway providing off-road parking for up to four cars comfortably, and access to a large detached garage with remote up and over door and separate pedestrian side access. This provides welcome additional storage space or a potential workshop as required. Due to the secluded nature of this attractive front garden, this area is equally

usable space for recreation as the rear of the property and enjoys a Westerly aspect, capturing any afternoon and evening sunshine. The majority of the front garden is laid to lawn with low-maintenance shrub borders and privacy gates at either side elevation provide access to the back of the property.

The rear garden can also be accessed via the dining room double doors. This generous plot provides a great balance between recreation and entertaining space, with productive beds for keen gardeners and home-grown produce, ensuring most buyer's needs are catered for. There are two greenhouses and a timber garden shed for storage and a porcelain patio with pergola and privacy cladding, provides a fabulous space to entertain.

SERVICES:

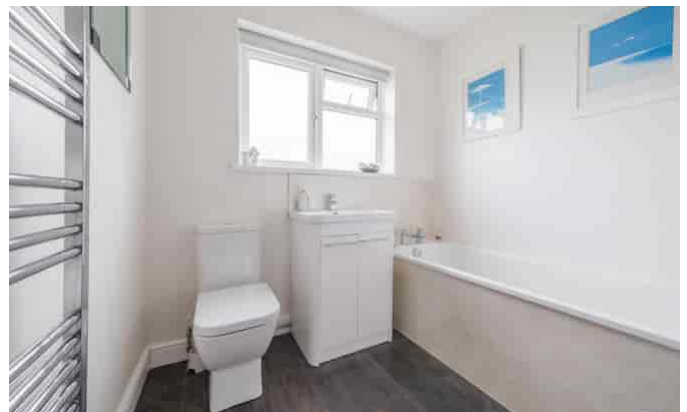
Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded D for council tax band within Mendip District Council. The Ofcom checker states that mobile coverage is likely available locally with three major providers, and that Ultrafast broadband is available in the area.

LOCATION:

Tucked at the end of a small private driveway and located a short walk from the High Street where shoppers enjoy the added bonus of Clarks Village. There is also a good range of supermarkets, hardware and homewares stores within a short drive. Quality secondary schooling is available, also a short walk away, at the renowned Millfield Senior School, Crispin School and Strode College. Street is well-served by doctors and dentists, has indoor and outdoor swimming pools, sports and fitness clubs and a popular theatre/cinema. A wide variety of pubs and restaurants will also cater for most culinary tastes.

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).

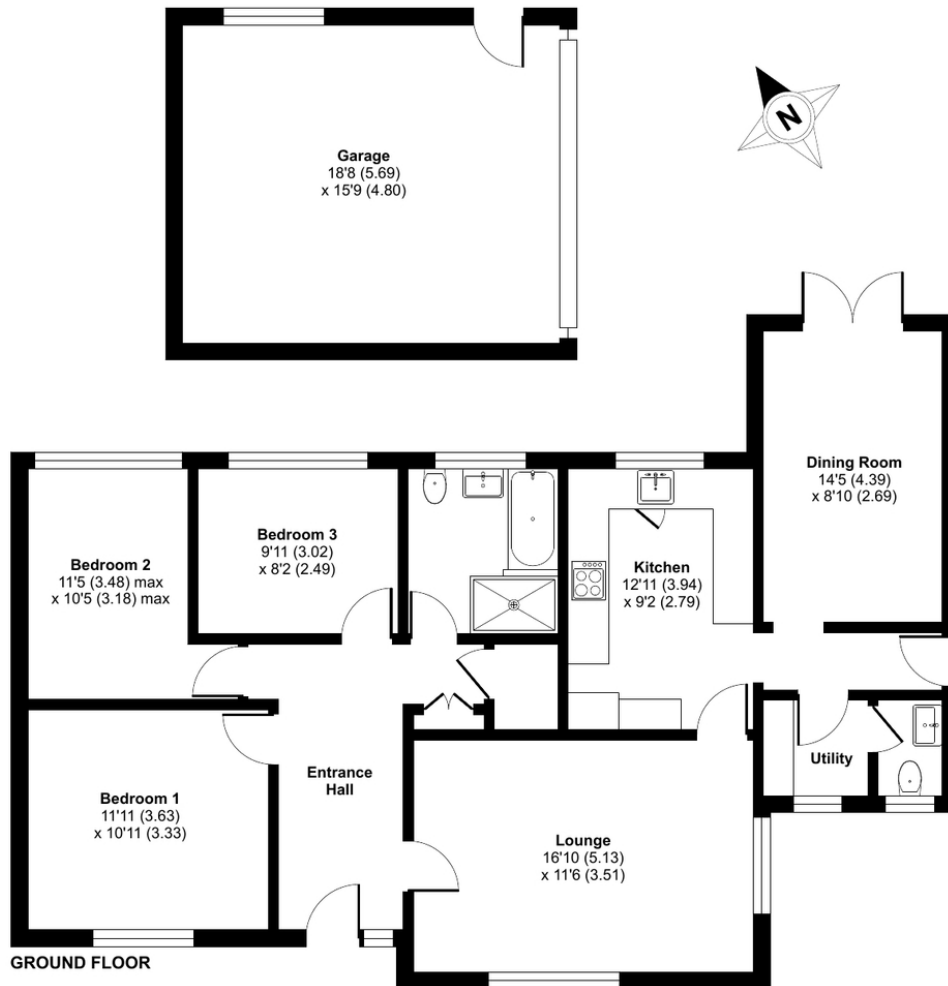




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Approximate Area = 1363 sq ft / 126.6 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Cooper and Tanner. REF: 965128

STREET OFFICE

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