

Hempitts Road

Walton, BA16 9QS

COOPER
AND
TANNER



Asking Price Of £379,950 Freehold

This spacious family home is set in a popular cul-de-sac within the sought-after village of Walton and enjoys tastefully presented accommodation. Added flexibility is offered by the downstairs fourth bedroom/third reception room, and there is a generous driveway and enclosed rear garden to match.

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ACCOMMODATION:

The main entrance is sheltered by a storm porch and here you will find an electric vehicle charge point before stepping through the front door, into a spacious reception hall. Stairs rise to the first floor, with a storage cupboard beneath and ground floor rooms comprise: a cloakroom with flush WC and hand basin; two spacious principal reception rooms; a well-appointed kitchen; separate utility room and the large fourth bedroom/third reception room. The particularly generous living room offers ample space to seat large families, whilst the separate dining room provides similarly accommodating space to gather at meal times. The kitchen is superbly appointed with a range of quality solid Oak fronted wall and base cabinetry, granite worktops and an undermounted sink. Integral appliances include a dishwasher, eye-level oven and grill and induction hob. The utility room benefits from an additional range of matching cabinetry, work surfaces and space for an American style fridge/freezer, as well as laundry appliances. Completing the ground floor is the spacious and versatile fourth bedroom, which has provided a number of different uses for our client over the years including a gym, play room and games room.

On the first floor there are three excellent size bedrooms comprising two large double rooms (one with fitted wardrobes) and a generous single room that could accommodate a small double bed if required. The family bathroom has been tastefully modernised in recent years, now providing a contemporary blend of sleek white sanitary ware, stone-effect tiling and a large illuminated vanity mirror.

OUTSIDE:

If you are seeking a low-maintenance, modern family home with an outside space that's easy to care for yet provides a safe enclosed space for children or pets to roam, then your search could be over! With a large west facing patio for outdoor dining soaking up the afternoon sunshine, and a level lawn offering the ideal spot for

garden games, you can enjoy your outdoor area without the worry of intensive maintenance. At the front elevation you'll also find a wealth of parking space on a brick-paved driveway for at least three-four cars comfortably, ensuring growing families and visitors are catered for.

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. The ofcom checker states that mobile coverage is available with four major providers, and Superfast broadband is available in the area.

There are solar panels at the property which are leased, with the 25 year lease commencing in 2011.

LOCATION:

The village of Walton is approximately 1.3 miles from Street and provides a range of amenities including a pub, Church, Walton C of E Primary School, pre-school playgroup and Village Hall. Public transport links to nearby towns including Street, which offers quality schooling at all levels including the renowned Millfield School, Crispin School (secondary) and Strode College. Shoppers enjoy the High Street and Clarks Village Outlets, with a choice of five supermarkets and homewares stores within a short drive. Street also has a wide range of health and leisure facilities, library, pubs and restaurants to cater for most 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).

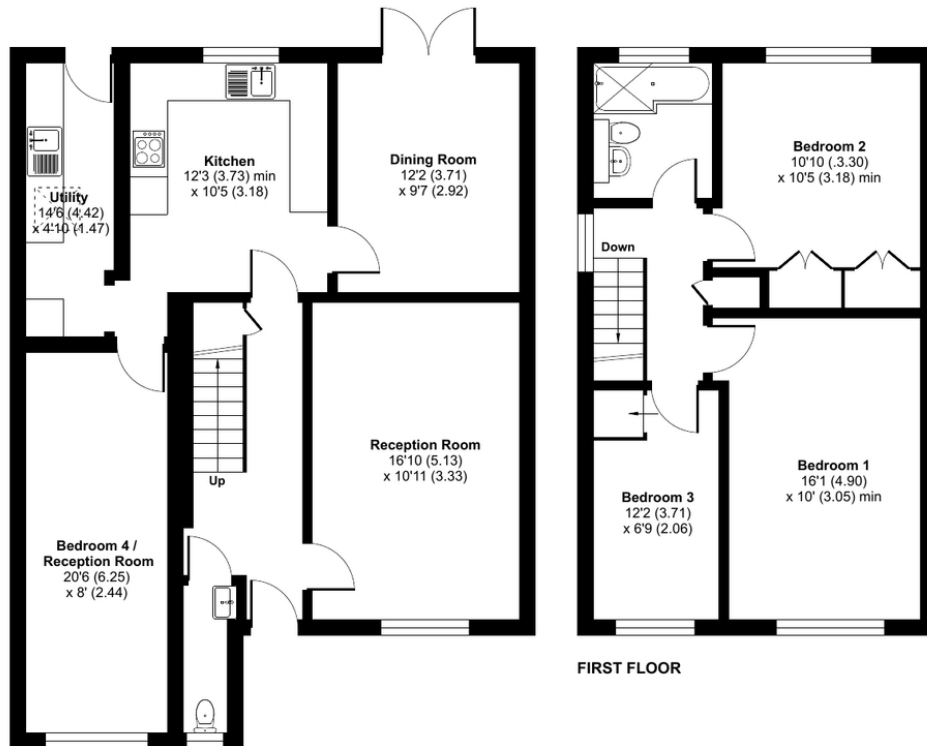




Hempitts Road, Walton, BA16

Approximate Area = 1323 sq ft / 122.9 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Cooper and Tanner. REF: 1078365

STREET OFFICE

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