



Petvin Close, Street BA16 0SX

Asking Price Of £575,000 Freehold

COOPER  
AND  
TANNER



# Petvin Close Street BA16 0SX

---

 4  3  2 EPC E

**£575,000 Freehold**

A substantial detached family home located in a highly sought-after cul-de-sac of prestigious homes by respected builders Alford's, just a short walk from internationally renowned Millfield School. Whilst this mature property could benefit from a degree of modernisation, houses in this area rarely come to market and as such this is a rare opportunity to purchase a long-term home in a highly regarded location.

## Accommodation

The property is accessed principally from the front elevation where the main entrance is sheltered by a canopy and a door opens into a particularly spacious central reception hall featuring a coat cupboard, stairs rising to the first floor and doors to ground floor rooms. These include a cloakroom with flush WC and wash basin. The study has a range of bespoke fitted storage and display units, offering a superb setup for home-based working or school studies. The living room is of particularly generous proportions, benefiting from a Minster style fireplace as the focal point and a dual aspect to front and rear affording plenty of natural light. Sliding doors at the rear open into a conservatory providing additional living or entertaining space soaking up the sunny southerly aspect and the attractive rear gardens. The separate dining room also links to the conservatory and could pose as a formal dining

space or playroom as required. The well-proportioned kitchen has a comprehensive range of wall and base units, including a breakfast bar, drainer sink with mixer tap, integral gas hob with cooker hood over and eye level oven/grill. Space is provided for a dishwasher and fridge/freezer. Completing the ground floor is a separate utility room with further fitted storage units, work surfaces, drainer sink and space for a washing machine. Access to the garden is also found here through a door to the side elevation.

The first-floor gallery style landing has a front facing window capturing plenty of natural light and two cupboards, one offering storage space and the other housing the hot water cylinder. Doors open to the family bathroom, with a standard three-piece suite, and four excellent size bedrooms. All rooms can accommodate double beds and three feature a range of fitted wardrobes. The master meanwhile benefits from access to its own en-suite bathroom with flush WC, pedestal wash basin and bath with shower over.









## Outside

To the front elevation the attractive fore-garden comprises a well-maintained lawn and flowerbeds to the side of the garage. A substantial driveway sweeps in from the pavement, providing off road parking comfortably for four to five cars. Twin up and over doors open into the double garage which presents possibilities for a multitude of uses.

The rear garden is deceptively generous, being split into a family friendly area at the front part with an area across the rear likely to interest green fingered buyers. A large central lawn serves as a child and pet friendly area and a patio spans the rear elevation, creating a great entertaining area soaking up the southerly aspect. Mature shrubs and trees provide a good degree of privacy and shade at various points, whilst also screening the green house and vegetable beds at the rear. A timber shed to one corner provides useful storage space and a water feature creates an attractive focal point. We believe these fabulous gardens will suit a wide range of buyers and are a great selling point of the property.

## Location

The property is situated within a prestigious cul-de-sac of similar executive style homes, within a short walk of the renowned Millfield School. Additional well-regarded secondary schooling is available at Crispin School and Strode College, also both with a reasonable walk. Shoppers enjoy the busy High Street with the added bonus of Clarks Village Factory Outlets. There is also a choice of supermarkets, builders' merchants and DIY 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 and is approx. 20 minutes' drive from Castle Cary which has a direct rail route to London Paddington.

## Viewing Arrangements

Strictly via Cooper and Tanner on 01458 840416. If arriving early, please wait to be greeted by a member of our team.



### Local Information Street

**Local Council:** Somerset Council

**Council Tax Band:** F

**Heating:** Gas Central Heating

**Services:** Mains gas, electric, water and drainage.

**Tenure:** Freehold



### Motorway Links

- M5 (J23)



### Train Links

- Castle Cary (Paddington)
- Yeovil (Waterloo)



### Nearest Schools

- Elmhurst Primary School
- Crispin School
- Millfield School (private)

**STREET OFFICE**  
 telephone 01458 840416  
 58a High Street, Street, Somerset BA16 0EQ  
[street@coopertanner.co.uk](mailto:street@coopertanner.co.uk)

**COOPER  
 AND  
 TANNER**

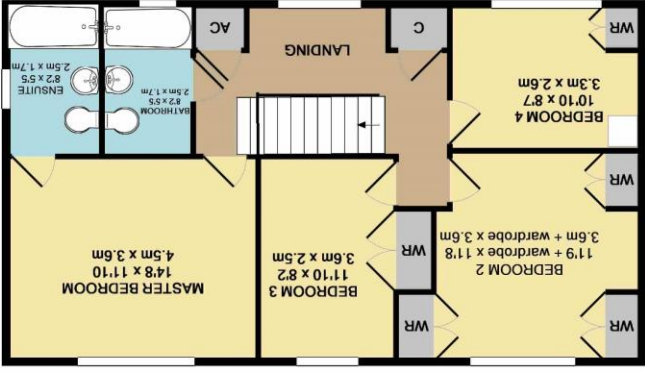


**Important Notice:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties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

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency or accuracy can be given.  
 Made with Metropix ©2019