

Middle Leigh

Street, BA16 0LA

COOPER
AND
TANNER



Asking Price Of £515,000 Freehold

This fabulous detached home is both superbly presented and deceptively spacious, offering plenty of flexible accommodation to suit growing families and situated at the heart of Street within a short walk of both Clarks Village and Millfield School.

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 5  2  3 EPC C

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ACCOMMODATION:

This spacious modern family home offers the perfect combination of versatile accommodation over three storeys and relative ease of maintenance for growing and busy family life, as well as potential for multi-generational living. The property is accessed principally via the front elevation, where the main entrance is sheltered by a storm porch, opening to a central reception hall providing access to all ground floor living spaces. The well proportioned sitting room enjoys traditional features such as a bay window and attractive fireplace with log burning stove; glazed internal double doors open through to the beautifully light and airy open-plan kitchen/diner, which offers plenty of room for formal dining. The kitchen benefits from a wide range of fitted wall and base units, contrasting worktops including a peninsula and one and a half bowl drainer sink. Integral appliances include a twin oven/grill, gas hob with cooker hood over and a dishwasher. A separate utility room provides further fitted storage cupboards, work surface, drainer sink and space for laundry appliances, whilst the integral garage can also be reached from here.

On the first floor you will find four excellent sized double bedrooms, all of which include fitted wardrobes, with the fourth currently being used as an office. The spacious master bedroom enjoys access to its own en-suite shower room, whilst the other rooms on this floor are served by the superbly appointed and fully tiled family bathroom with its fabulous roll top style bath and matching sanitary ware. To the second floor are two further large double bedrooms which add a degree of flexibility to how the accommodation is used, offering potential for additional living or hobby space. These rooms enjoy stunning views toward Glastonbury Tor through Velux windows which open to form Juliet balconies. A fully fitted shower room with three piece suite, serves this floor to make it largely independent.

OUTSIDE:

Buyers seeking an attractive landscaped plot to enjoy with minimal ongoing maintenance, are sure to appreciate the space that our vendors have

created here. A private spot in which to relax, unwind...or let the kids burn off some steam! Accessed via the utility room, double doors in the dining area, or a gated side path. A lawn extending through the middle of the garden provides level recreation space, framed by attractive and hardy shrub borders. Two patio areas offer plenty of space to drink/dine outside, soaking up sunshine at different parts of the day. At the front elevation, the plot is defined by blue lias stone walls, enclosing a driveway for up to four cars and attractive low maintenance borders offering seasonal changes in colour.

SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. An electric car charging point is installed just inside the garage door. The property is currently banded E for council tax within Somerset Council.

LOCATION:

Located in a central position within Street, putting most schools, shops and bus routes within walking distance. Secondary education is provided by the renowned Millfield Senior School, Crispin School and Strode College, all of which are easily accessible. Shoppers enjoy the vibrant High Street, with the added bonus of Clarks Village shopping outlet. A wide choice of supermarkets and homeware stores is found within a short 5-10 minute drive. The area is also well served by doctors and dentists, has indoor and outdoor swimming pools, sports and fitness clubs and a popular theatre/cinema as well as a variety of pubs, restaurants and picturesque walks.

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).

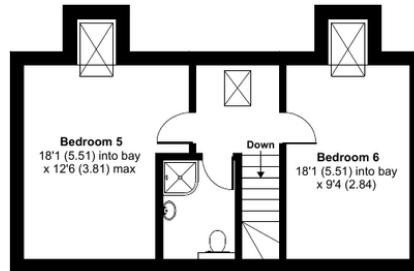




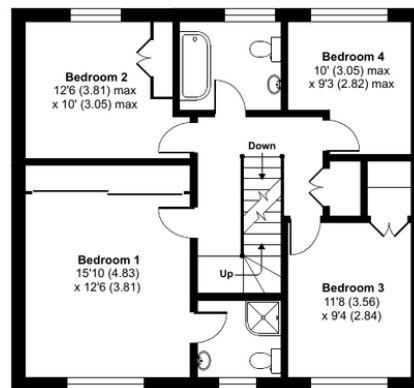
Middle Leigh, Street, BA16

Approximate Area = 2012 sq ft / 187 sq m (includes garage)

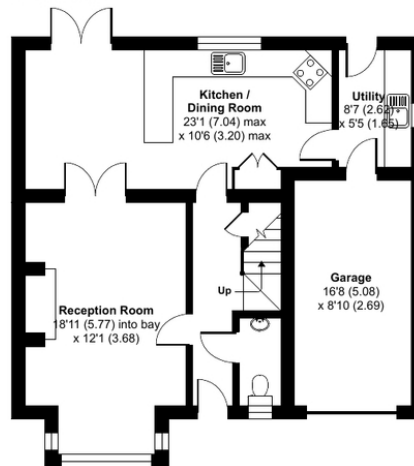
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cooper and Tanner. REF: 990905

STREET OFFICE

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