

Mellanby Close

Street, BA16 0NX

COOPER
AND
TANNER



Asking Price Of £450,000 Freehold

A spacious and well-presented family home, tucked away in a small cul-de-sac within 50m of Millfield School. This fabulous home has been enhanced recently by our current vendor and is one of a selection of quality homes that rarely come to market!

Mellanby Close Street BA16 0NX

 4  2  2 EPC D

Asking Price Of £450,000 Freehold

ACCOMMODATION:

The principal front entrance is sheltered by a storm porch and a door opens into a welcoming entrance hallway with stairs rising to the first floor and a full height cupboard for coats, shoes and other storage. Doors lead off to a cloakroom and a naturally light dual aspect living room of impressive proportions, with a front facing bay window. Glazed doors lead through to a separate dining room providing plenty of space for entertaining, although this flexible space is currently used as a playroom. Double-glazed doors provide a wonderful aspect over the rear garden and open out to a patio area. The stylish and recently updated kitchen also enjoys a pleasant aspect to the rear garden and a comprehensive range of fitted wall and base units, quartz style work surfaces, tiled splash backs and a large drainer sink with mixer tap. Integral appliances include a fridge/freezer and dishwasher, with additional space for a Range style cooker. Integral access to the garage allows for its dual use, with a modest utility/laundry area to one corner, and secondary door to the rear garden.

To the first floor, the spacious gallery style landing features loft access, an airing cupboard and doors to the family bathroom and four good sized bedrooms. The bathroom comprises a traditional suite including flush WC, pedestal wash basin and bath with shower over. Three of the four bedrooms are comfortable double rooms with two of those featuring a comprehensive range of fitted wardrobes. The fourth well-proportioned single bedroom has an over stairs storage cupboard. The master suite enjoys the use of its own spacious en-suite shower room.

OUTSIDE:

The property sits on a great plot on the very edge of this sought-after residential development, set back from the cul-de-sac via a driveway leading up to the front elevation. Off-road parking is provided here comfortably for two vehicles, although the low

maintenance gardens are laid with stone chippings interspersed with a few shrubs, so further off-road parking could be available here. The driveway leads up to the side of the property where there is an up and over door into the single garage. The rear garden has been landscaped to provide an attractive yet relatively low maintenance space, which is suitable for children and pets. The central lawn is bordered by a variety of shrubs, trees and flowers and a patio area spans the rear of the property, providing space for garden furniture and barbecues which will soak up the afternoon and evening sunshine provided by the westerly aspect.

SERVICES:

Mains gas, electric, water and drainage are connected, and Gas Central Heating is installed. The property is currently banded E for council tax within Somerset Council.

LOCATION:

Located within a small development of select detached homes, close to the renowned Millfield Senior School, Crispin School and Strode College. Shoppers enjoy the added bonus of Clarks Village Factory Outlets and there is a range of supermarkets and homewares stores within a short drive as well as the thriving High Street. 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 to suit 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).

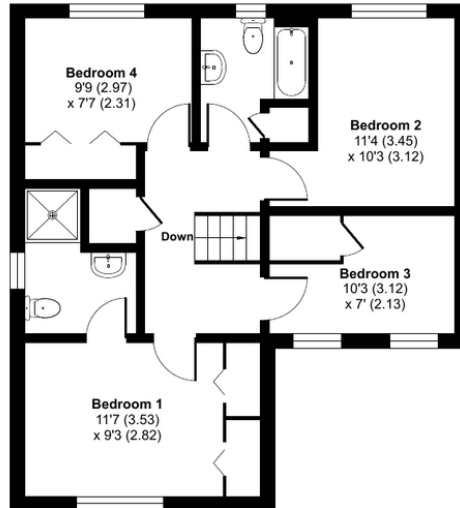




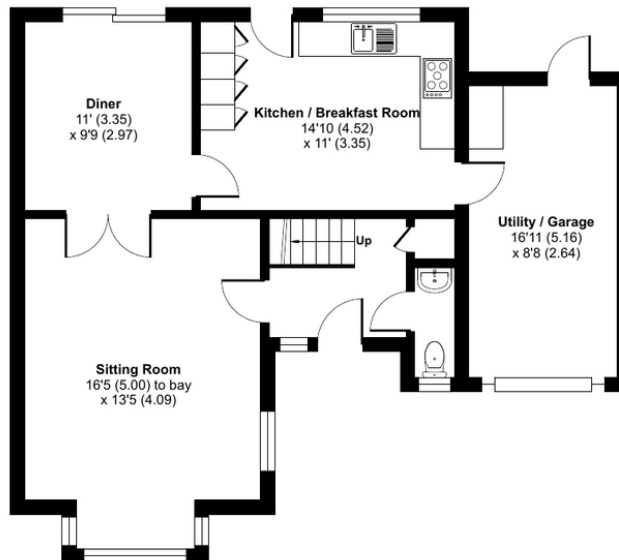
Mellanby Close, Street, BA16

Approximate Area = 1358 sq ft / 126.1 sq m (includes garage)

For identification only - Not to scale



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: 985728

STREET OFFICE

Telephone 01458 840416

86, High Street, Street, Somerset BA16 0EN

street@cooperandtanner.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 the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

