

Petvin Close

Street, BA16 0SX

COOPER
AND
TANNER



Offers Over £749,500 Freehold

A splendid opportunity to acquire a prestigious detached property in the highly sought after location of Petvin Close in Street. With four bedrooms, and in close proximity to Millfield school as well as Clarks Village, the property is ideal for families upsizing or moving to the area from further afield.

Petvin Close
Street
BA16 0SX

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ACCOMMODATION:

The property is entered through the front door where you are immediately welcomed by a light and spacious entrance hall with doors leading off to the majority of ground floor accommodation. A door leads to the downstairs cloakroom which is equipped with WC and hand wash basin. The main sitting room is a very good size and well-proportioned with dual aspect windows to the front, sliding doors to the rear which open onto the patio area and a central fire hearth with a wood burning stove makes this space cozy. The formal dining room is a very good size with plenty of space for a family dining table and chairs. The kitchen/breakfast room is spacious and very well-equipped with a range of base and eye level units, large gas hob with extractor over, wall mounted electric ovens, ceramic Belfast sink with mixer tap, integrated dishwasher and space for a large fridge/freezer. The next room is the snug which has a variety of possible purposes and currently comprises a utility area as well as a dining table and chairs and sofa, making it ideal as an additional family room and entertaining space. The ground floor also includes a helpful study, ideal for those working from home.

To the first floor there is a large master bedroom with en-suite bathroom, three further good sized double rooms and the family bathroom which comprises a bath and separate walk-in shower as well as WC and hand wash basin.

OUTSIDE:

To the front of the property is a well-landscaped garden, augmented by plenty of off-road parking leading to the double garage. The gardens are a mixture of lawn, mature beds and trees. To the rear of the property is the substantial rear garden which is once again a

mixture of trees, mature planting and well-manicured lawns. The great advantages of the location is its peaceful setting and large plot.

SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. A multi-fuel log burner is in place in the living room, and owned solar panels are located on the south-facing roof which provide a moderate income.

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 education is available at Crispin School and Strode College, also both within a reasonable walk. Shoppers enjoy the busy High Street with the added bonus of Clarks Village Factory Outlets. There is also a choice of five 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 approximately 20 minutes' drive from Castle Cary, which has a direct rail route to London Paddington.

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).

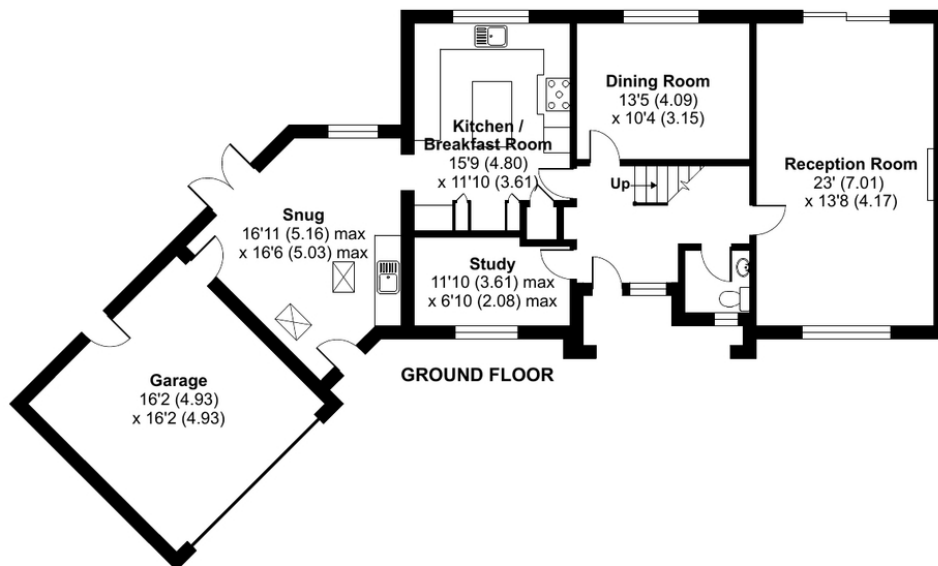
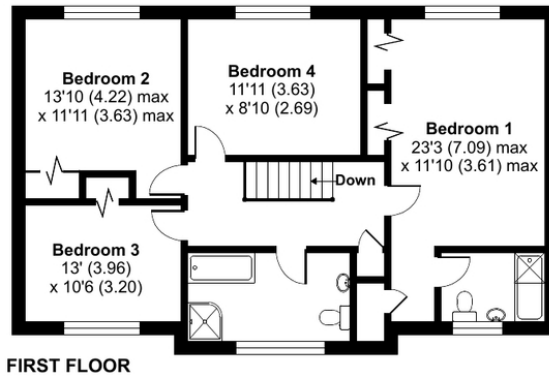




Petvin Close, Street, BA16

Approximate Area = 2332 sq ft / 216.6 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). © nichecom 2023. Produced for Cooper and Tanner. REF: 1029135

STREET OFFICE

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