

# Stratton Road

Holcombe, Radstock, BA3 5ED

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**£435,000 Freehold**

A deceptively spacious, extended and well presented four bedroom semi detached family home located in a sought after village location with ample driveway parking and enclosed garden to the side and rear. Internal viewing comes highly recommended to fully appreciate what this property has to offer.

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## £435,000 Freehold

### DESCRIPTION

A deceptively spacious, extended and well presented four bedroom semi detached family home located in a sought after village location with ample driveway parking and enclosed garden to the side and rear. The property offers flexible, light and airy accommodation arranged over two floors with double glazing and gas fired central heating. In brief the accommodation comprises an entrance lobby with door into the hallway which has a staircase rising to the first floor landing with storage cupboard beneath. The sitting room is located to the front of the property and is dual aspect with a bay window and has french doors into the playroom/dining area. The recently refitted kitchen/dining room is located to the rear with a range of fitted wall base units with quartz worktops over, integrated dishwasher, space for a range cooker and a fridge freezer. There are french doors from the kitchen/dining room leading to the garden. In addition to the downstairs accommodation there are two double bedrooms and a good size utility area with shower and wc. To the first floor there is a light and airy landing with door to the main bedroom which has a dressing area with built in wardrobes. There is an additional double bedroom and a good sized family bathroom with sperate walk in shower to the first floor. Internal viewing comes highly recommended to fully appreciate what this property has to offer.

### OUTSIDE

To the front of the property there is a tarmac driveway and gravelled area providing parking for several vehicles. A wooden gate to the side of the property leads through to the

rear garden which is predominantly laid to lawn with paved seating area which is accessed from the kitchen/diner, ideal for al-fresco dining and enjoying those summer evenings. There is an additional decked seating area located in the top corner of the garden which enjoys the evening sun, and a selection of mature flowerbeds and borders housing plants, shrubs and bushes. To the side of the garden there is a good sized storage shed and an area for bins. The gardens are encompassed by walling and fencing.

### LOCATION

Holcombe is a popular Somerset village being within commuting distance of both Bath and Bristol. Holcombe enjoys a variety of open spaces, rural views and surroundings which underpin the whole life and character of the village. Within the village there is a beautiful church, village hall, recreation field, a public house and Holcombe Farm Shop and Kitchen. A wide variety of local amenities and shopping facilities can be found in neighbouring towns and villages. The busy market towns of Frome and Shepton Mallet are both under 8 miles away. There are several schools nearby (both State and Independent) including primary schools at both Kilmersdon and Leigh on Mendip, Writhlington Secondary School, Wells Cathedral School and Downside School.

### COUNCIL TAX BAND

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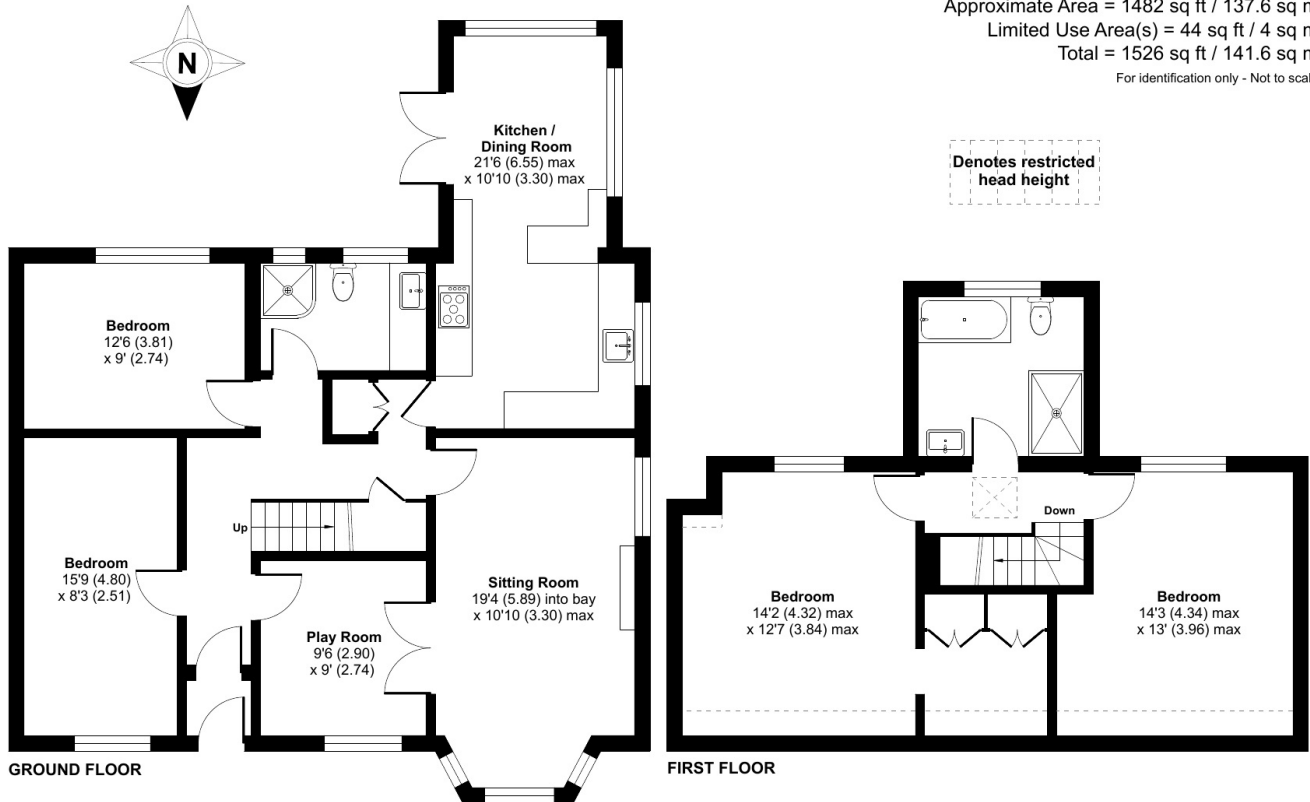
## Stratton Road, Holcombe, Radstock, BA3

Approximate Area = 1482 sq ft / 137.6 sq m

Limited Use Area(s) = 44 sq ft / 4 sq m

Total = 1526 sq ft / 141.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1190241

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