

# Burleigh Lane

Street, BA16 0SH

COOPER  
AND  
TANNER



## Asking Price Of £425,000 Freehold

A deceptively spacious modern detached house is situated in one of Street's favoured residential areas within easy walking distance of a variety of schools, parks, leisure facilities and the High Street. Offering generous parking provisions and a good size enclosed garden making this an ideal family home.

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### ACCOMMODATION:

The property is entered principally via the front elevation where the main entrance door opens into a generous reception hallway. From here stairs rise to the first floor with a useful storage cupboard beneath, and doors open to a cloakroom as well as the ground floor living accommodation. The large sitting room is centred around the beautiful stone fireplace with integral log-burning stove and slate hearth, and there is ample space here for a wide range of seating for the whole family. An archway draws you through to the separate dining room at the rear of the property which offers a formal dining space for hosting and family gatherings. Sliding double-glazed doors open directly to the rear garden patio from here. The kitchen features an attractive slate tiled floor and a comprehensive range of Oak fitted wall and base units with granite worktops and a stainless steel one and a half bowl drainer sink including mixer tap. A separate utility room has further work surfaces and wall-mounted storage cupboards, with space beneath for a range of appliances such as washing machine, dishwasher, fridge and freezer. Further double-glazed sliding doors lead out to the garden from here, as well as an integral door opening to the garage.

The first-floor landing features loft access, an airing cupboard housing the hot water cylinder, and doors leading off to four bedrooms and the family bathroom. The latter has been recently upgraded and features an attractive modern three-piece suite and tiling to floor and wet areas. There are two excellent size double bedrooms here, and two generously proportioned single rooms, both of which could accommodate a small double bed if required. All bedrooms include fitted storage cupboards or wardrobes, and the particularly spacious master also benefits from its own en-suite shower room with walk-in double-width shower and accompanying white suite.

### OUTSIDE:

At the front elevation there is wide vehicular access to a large tarmac driveway, providing off-road parking for three to four cars, or a campervan/caravans etc. The rear garden is fully enclosed by privacy

fencing, making it both child and pet friendly, and is predominately laid to level lawn affording plenty of recreation space bordered by raised timber sleeper beds stocked with a variety of flowers and shrubs. There are two seating areas for entertaining; a patio directly off the sliding doors in the dining room and a deck and accompanying pergola providing the ideal outside dining space in warmer months. Each catches sunshine at differing parts of the day, to please both sunseekers and those needing shade from the heat of mid-afternoon sun.

### 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:

The property is situated within a short walk of the renowned Millfield School. Additional well-regarded secondary schooling is available at Crispin School and Strode College also within a reasonable walk/cycle. Shoppers can enjoy the busy High Street with the added bonus of Clarks Village Factory Outlets, and there is a range of supermarkets and homewares 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 to suit most tastes and is approx. 25 minutes' drive from Castle Cary, which has a direct rail route to London Paddington.

### VIEWING ARRANGEMENTS:

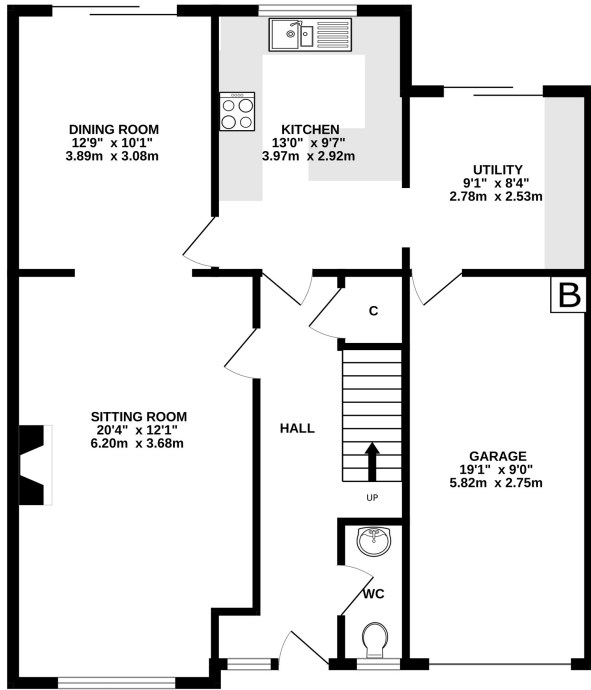
Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team (barring adverse weather).



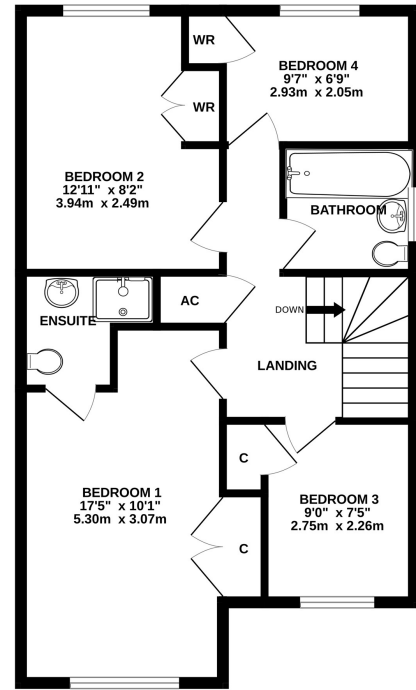




GROUND FLOOR  
899 sq.ft. (83.5 sq.m.) approx.



1ST FLOOR  
615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 1514 sq.ft. (140.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 can be given.  
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