

Hindhayes Lane

Street, BA16 0DP

COOPER
AND
TANNER



Asking Price Of £525,000 Freehold

A very rare opportunity to acquire a genuinely spacious one storey home, presented to a superb standard and situated in a small private cul-de-sac within just a few minutes' walk of both the High Street and Millfield School. Offering landscaped low maintenance garden, double garage and no onward chain.

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ACCOMMODATION:

Entering via the level access approach, the front door leads you into a spacious and welcoming reception hall which stretches through the centre of the property, providing direct entry to all living and bedroom accommodation. Engineered oak flooring ensures both a quality feel and practical easy to maintain space, whilst good storage provisions are provided by both double width and further single width fitted cupboards. The principal reception room is superbly proportioned, features an attractive modern fireplace and double doors opening to a conservatory at the rear. This would serve as additional entertaining space or perhaps a naturally bright room for hobbies, also offering direct garden access. The kitchen/diner affords space for a dining table at the centre of the room, with a comprehensive range of fitted wall and base level cabinetry, and work surfaces to all four sides including some at a wheelchair accessible height. Integrated features include a one and a half bowl drainer sink with mixer tap, ceramic hob with cooker hood over, dishwasher, eye-level oven and grill and fridge/freezer. Bedroom accommodation comprises two generous double rooms both with fitted wardrobes and a modest third twin/large single room. The primary suite includes access to a superbly appointed private ensuite shower room, fully tiled and featuring a white suite comprising of wash basin over vanity, WC and enclosed shower cubicle. All other rooms are served by the spacious family bathroom, which is also fully tiled and boasts a four piece suite to include WC, vanity wash basin, bath and separate shower cubicle. Completing the accommodation is an office, which affords the incoming owner the flexibility to use as a fourth bedroom if required.

OUTSIDE:

Driveway parking is provided for up to three cars in front of the garage and property, whilst the detached double garage provides further secure parking or storage, as well as workshop space as necessary. A remote controlled roller door allows vehicular access and a uPVC door provides pedestrian access to the garden. Landscaping throughout this deceptively

generous corner plot has prioritised ease of maintenance, whilst ensuring an attractive and private outdoor space in which to enjoy the company of family and friends in relative privacy. The plot is enclosed by timber fencing to ensure security for children and pets, and offers two separate patio areas for outdoor dining, soaking up any sunshine at various times throughout the day. The majority of the garden is laid to chippings, with shrub borders and ample space for container gardening. A pathway wraps around the sides and rear of the property to ensure the majority of the plot is easily accessible, linking up with the garage and an area in between which houses a useful metal garden store.

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. Ofcom's service checker states that external mobile coverage is likely with four major providers, whilst Ultrafast broadband is available in the area.

LOCATION:

Tucked at the end of a small private cul-de-sac serving just two properties and located a short walk from the High Street where shoppers enjoy the added bonus of Clarks Village. There is also a good range of supermarkets, hardware and homewares stores within a short drive. Quality secondary schooling is available, also a short walk away, at the renowned Millfield Senior School, Crispin School and Strode College. Street is well-served by doctors and dentists, has indoor and outdoor swimming pools, sports and fitness clubs and a popular theatre/cinema. A wide variety of pubs and restaurants will also cater for 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.





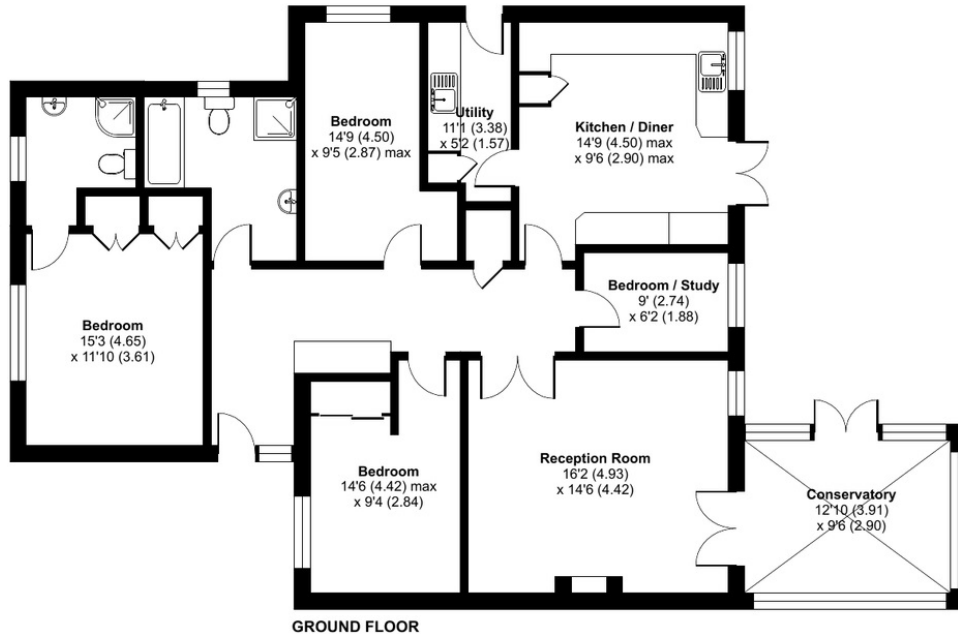
The Beeches, Hindhayes Lane, Street, BA16

Approximate Area = 1438 sq ft / 133.5 sq m

Garage = 306 sq ft / 28.5 sq m

Total = 1744 sq ft / 162 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Cooper and Tanner. REF: 1302865

STREET OFFICE

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