

12 Smithfield Road | Street | BA16 0RH

FREEHOLD

£380,000

## PROPERTY SUMMARY



This wonderful, extended semi-detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, including a master suite complete with an en suite bathroom, this home is ideal for families seeking both space and convenience. The property boasts a generous reception room, providing a welcoming area for relaxation and entertaining guests. One of the standout features is the south-facing garden, which invites an abundance of natural light throughout the day. This outdoor space is perfect for enjoying sunny afternoons or hosting gatherings with family and friends. Additionally, the property includes a garage and a driveway, providing off-road parking.

### Entrance Hall

Staircase rising to first floor accommodation. Under stairs storage cupboard. Through way to kitchen/diner. Door leading to living room. Wooden flooring.

### Living Room

13'0 x 11'0 (3.96m x 3.35m)

Radiator. UPVC double glazed window to front.

### Kitchen/Diner

19'4 x 8'10 (5.89m x 2.69m)

A range of wall, drawer and base units with work surfaces over. Inset sink with drainer and mixer tap over. Integrated dishwasher. Integrated fridge. Double electric oven with induction hob and extractor fan. Pantry cupboard. Spotlights. Wooden flooring. UPVC double glazed window to rear. Throughway into conservatory.

### Conservatory

11'4 x 10'9 (3.45m x 3.28m)

Radiator. Wooden flooring. UPVC double glazed French doors leading to patio.

### Utility Room

Space and plumbing for washing machine. Space for tumble dryer. Wall and base units. Inset sink with mixer tap over. Integrated fridge. Integrated freezer. Radiator. UPVC double glazed window to rear. UPVC double obscure glazed door to garden. Door to shower room. Door to garage.

### Shower Room

Toilet and sink vanity unit. Double walk in shower. Tiling to splash prone areas. Wall mounted radiator. Spotlights. Extractor fan.

### Landing

Doors to bedrooms one, two, three, four and bathroom. Access to loft hatch with loft ladder. The loft is partially boarded and has a light. UPVC double glazed window to side.



Semi-Detached Property

Kitchen/Diner

Living Room

Utility Room

Shower Room

Master Bedroom And En Suite

Three Further Bedrooms

Garage & Ample Off Road Parking

Enclosed South Facing Rear Garden

Close Proximity To Brookside School



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PROPERTY**

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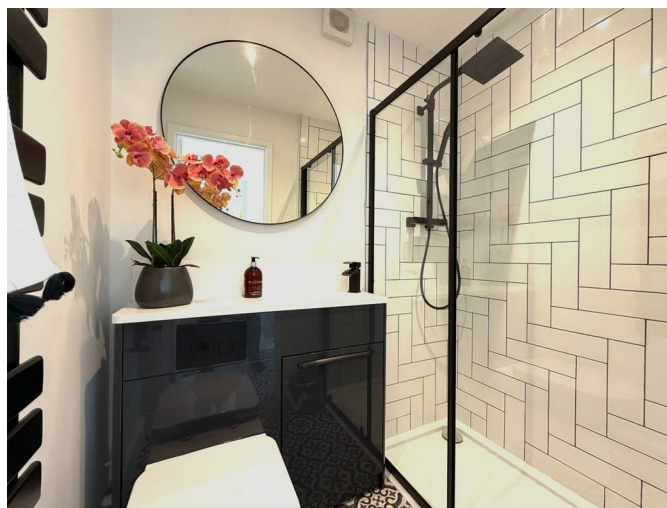
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**Bedroom One**

11'0 x 10'7 (3.35m x 3.23m)

Radiator. Throughway into dressing room. Sliding door to en suite. UPVC double glazed window to front.

**Ensuite**

Sink and toilet vanity unit. Walk in double shower. Extractor fan. Spotlights. Tiling to splash prone areas. Heated towel rail. UPVC double glazed obscure window to front.

**Bedroom Two**

11'8 x 8'10 (3.56m x 2.69m)

Radiator. UPVC double glazed window to rear.

**Bedroom Three**

14'3 x 8'0 (4.34m x 2.44m)

Built in wardrobe. Radiator. UPVC double glazed window to front.

**Bedroom Four**

11'8 x 8'0 (3.56m x 2.44m)

Built in wardrobe. Radiator. UPVC double glazed window to rear.

**Bathroom**

Suite comprising, low level WC, wash hand basin with storage under, panelled bath with shower over. Tiling to splash prone areas. Heated towel rail. UPVC double glazed obscured window to rear.

**Rear Garden**

The rear garden enjoys a south facing aspect and is enclosed by wooden panelled fencing and a wall. Patio and entertaining area.

**Garage**

18'9 x 8'2 (5.72m x 2.49m)

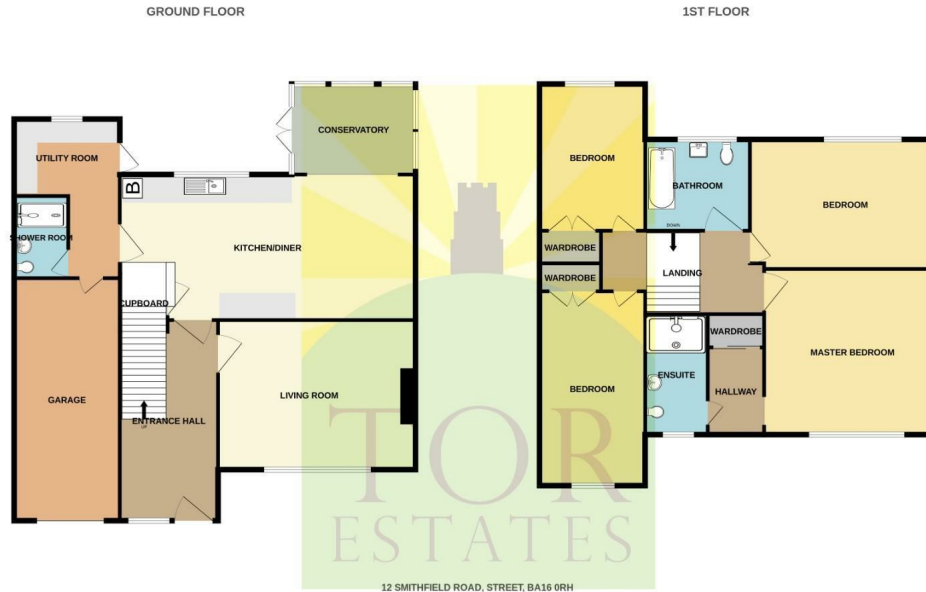
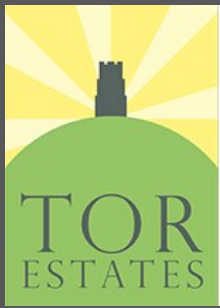
Electric roller door. Power and light. Personal door to utility room.

**Front Of The Property**

The property is approached via a hard standing driveway, providing ample off road parking for vehicles.

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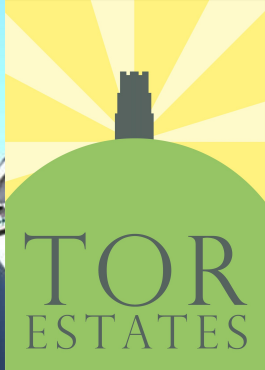
20 High Street  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	<b>75</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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