



23 Norbins Road | Glastonbury | BA6 9JF

FREEHOLD

£375,000



## PROPERTY SUMMARY

4  2  1  D 

Located only a short level walk from Glastonbury High Street is this four bedroom mid terrace house with no onward chain. This property is set over three floors, boasting an open plan kitchen/dining room, utility room, living room, master bedroom with en-suite and a balcony offering views towards Wearyall hill, and a family bathroom. Outside is a private rear garden and cabin. An early viewing is essential to really appreciate what this property has to offer.

### Entrance Hall

Door leading to living room. Radiator. Opening into open plan kitchen/diner.

### Living Room

12'5 x 12'5 (3.78m x 3.78m)

Currently used as a bedroom. Double radiator. Georgian cast iron fireplace with hearth. UPVC double glazed window to front.

### Open Plan Kitchen/Diner

25'3 x 16'0 (7.70m x 4.88m)

A working open fire with exposed brick work, tiled hearth and wooden mantle over. Double radiator. A fitted kitchen with a range of draw and base units with wooden work surfaces over. Inset Belfast sink with mixer tap over. Integrated dishwasher. Breakfast bar. Space for an upright fridge/freezer. Range style gas cooker with stainless steel cooker hood over. Tiled flooring throughout. Downlighter's and built-in speaker system. UPVC double glazed French doors leading to rear garden. Glass roof. Stairs rising to first floor. Doorway to utility area.

### Utility Room

UPVC double glazed obscure window to size. Wall mounted gas boiler. Base and wall cupboards with wooden surface over. Tiled flooring. Door leading to cloakroom.

### Cloakroom

Low level WC, wall mounted corner wash hand basin. Complimentary full height tiling to all walls. Vertical radiator. UPVC double glazed obscure window to side.

### Split Level Landing

Doors leading to bedrooms two, three and bathroom. Built in airing cupboard with space and plumbing for washing machine. Turned staircase leading to second floor accommodation.



Mid Terrace House

Living Room

Open Plan kitchen/Diner

Utility Room

Master Bedroom With En Suite

Three Further Bedrooms

Family Bathroom

Rear Garden

Off Road Parking

Close To High Street



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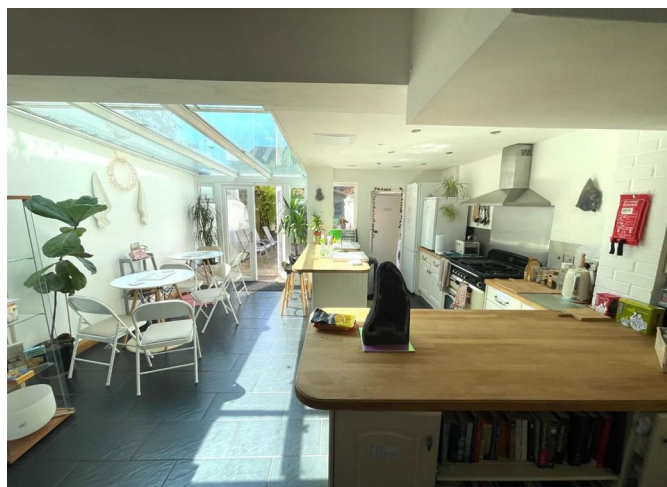
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### Bedroom Two

13'3 x 10'5 (4.04m x 3.18m)

Double radiator. Feature fire opening. UPVC double glazed window to rear.

### Bedroom Three

12'9 x 10'0 (3.89m x 3.05m)

Double radiator. Feature fire opening. UPVC double glazed window to front.

### Bedroom Four

5'9 x 9'4 (1.75m x 2.84m)

Double radiator. Double glazed window to front.

### Bathroom

Low level WC, pedestal wash hand basin with shaver light over. Panelled spa bath. Walk in double shower. Complementary full height tiling to all walls. Heated towel rail. UPVC double glazed window to rear.

### Master Bedroom

16'2 x 16'11 (4.93m x 5.16m)

Two eaves storage wardrobes. UPVC double glazed dormer window to front. Velux window to rear. UPVC double glazed door providing access out on to the balcony. Door leading to en suite.

### En Suite

A white suite comprising, low level WC, double shower cubicle with shower over. Complimentary, full height tiling to all walls. Tiled floor. Velux windows to front.

### Balcony

Decking to the base with contemporary style stainless steel and glass surround. The balcony enjoys a westerly aspect, affording stunning rooftop views over Glastonbury town and towards Wearyall Hill.

### Rear Garden

Patio area perfect for entertaining area. Lean to shed/garden house.

Built in 2022, this is a perfect space for an office or just relaxing. Part insulated. Wood burner.

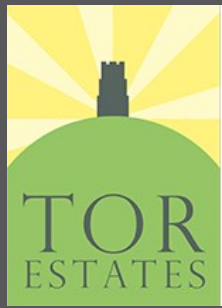
The front of the property has been brick paved which enables parking for one vehicle.

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