





£425,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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Energy
Rating

C

Council Tax Band E



Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Street take the A39 towards Taunton. Pass the church in the village of Walton and after c.300 yards the property can be found on the left hand side.

Description

A fantastic opportunity to acquire a deceptively spacious, detached family home located within the desirable village of Walton. The property offers two generously proportioned reception rooms, three double bedrooms, ample off street parking with a driveway and tandem garage, and a beautiful, mature garden to the rear.

Entering into the light and airy hallway, the generous proportions of which are mirrored throughout the property, there are doors leading to two storage cupboards, kitchen, dining room and playroom, and stairs rising to the first floor. The well appointed kitchen has been fitted with a range of modern, high gloss wall and base units, with integrated appliances including double oven, microwave, gas hob, wine fridge, and space and plumbing for a dishwasher, complemented with sleek granite worktops. There is ample space for an American style fridge freezer. Returning to the hallway and entering into the open plan sitting/dining room which is the real hub of the home, natural light floods in from the sliding patio doors leading into the garden. For the chillier, winter months, there is a lovely woodburning stove to take advantage of.

Completing the ground floor is a versatile third reception room, which could be used as a playroom, snug or home office. This in turn gives way to a useful downstairs WC, and access into the garage.

On the first floor, and accessed from the landing with built in storage cupboard are three spacious double bedrooms, all of which benefit from built in wardrobes. The master bedroom is located at the rear with a pleasant outlook across the garden and beyond, and has ample space for a super king size bed alongside freestanding furniture. Bedroom three also enjoys the same outlook, and benefits from built in wardrobes.

Servicing all bedrooms is the large family bathroom comprising a walk in shower, basin, toilet and separate bathtub.

Location

Main Street is a central location within the small and popular village of Walton which adjoins the western edge of Street in mid-Somerset. Local amenities including a Church, highly regarded Primary School, village hall and an excellent eating pub, The Royal Oak. The thriving centre of Street is 1 mile and offers more comprehensive facilities including both indoor and open air swimming pools, Strode Theatre and the complex of factory shopping outlets in Clarks Village. The historic town of Glastonbury is 3 miles and the Cathedral City of Wells 9 miles. The nearest M5 motorway interchange at Dunball, Bridgwater, (Junction 23) is 11 miles, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.



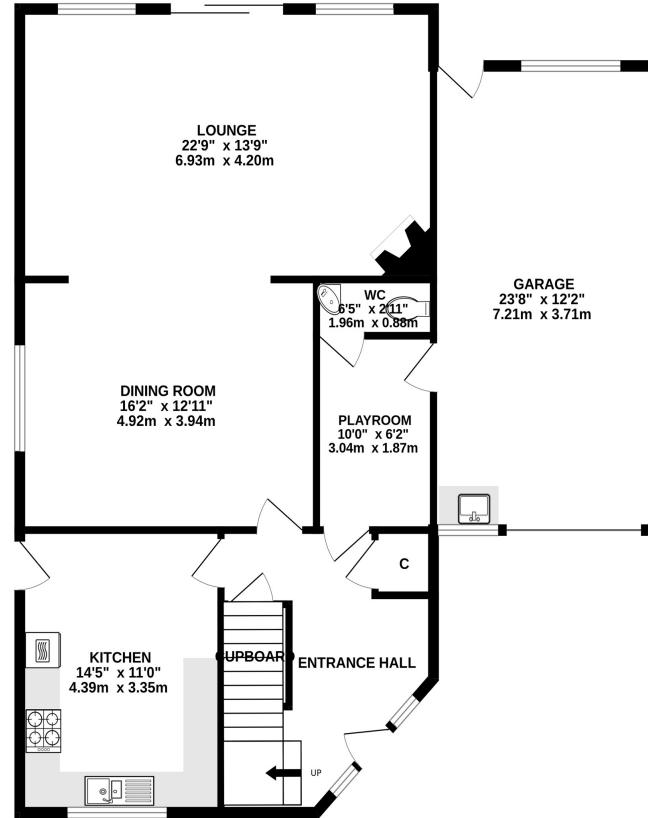


The property is set back from the road where there is ample off street parking to the front, with a private layby, and gated access onto the tarmac driveway, bordered by an area laid to gravel and mature hedgerow, that comfortably accommodates multiple vehicles leading to a tandem garage with up and over door, sink, and space and plumbing for utilities, while a side passageway provides an area for wood storage, and access into both the kitchen, and the enclosed, landscaped rear garden. Laid mainly to lawn with an abundance of mature trees, plants and shrubs at the border, the garden also offers a superb patio area, perfect for alfresco dining and a wooden summerhouse.

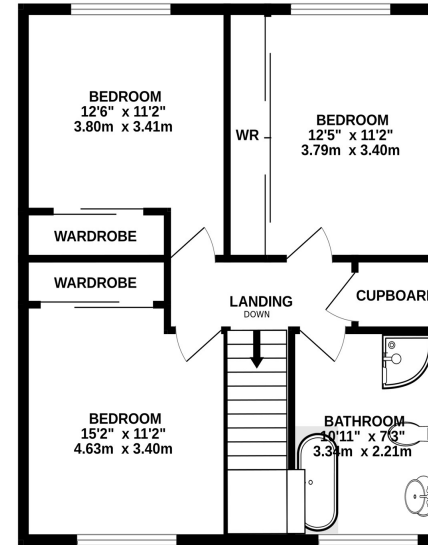
- Deceptively spacious and well presented, detached family home
- Large open plan lounge diner with woodburning stove and sliding doors to the garden
- Three double bedrooms, all with built in wardrobes
- Beautiful landscaped, south-facing rear garden with established trees and hedging
- Ample off street parking for five vehicles with tarmac driveway leading to a two vehicle tandem garage
- Desirable village location close to local school



GROUND FLOOR
1197 sq.ft. (111.2 sq.m.) approx.



1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 1816 sq.ft. (168.7 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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