





£435,000

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

Gas Central Heating. Mains services connected

Local Authority

Mendip District Council
0300 3038588
mendip.gov.uk

Tenure
Freehold





Directions

On entering Glastonbury from Street/Bridgwater (A39) at the Wirral Park roundabout (B & Q on the left) take the third exit into Street Road. At the mini-roundabout turn right up Fishers Hill. At the top of the hill, as the road bears sharp left, continue straight ahead into Butleigh Road. Continue down the hill and take the second turning on the left into Bretenoux Road. Proceed to the far end and turn left into Chalice Way. Take the first turning on the right into Bilbury Lane, where no.28 can be found in the far right hand corner.



Location

The property is situated on the popular Redlands Development towards the southern outskirts of the historic town of Glastonbury which is famous for its Tor and Abbey Ruins. The town centre offers a good range of shops, supermarkets, banks, cafes, restaurants, health centres and public houses. The Cathedral City of Wells is 6 miles whilst the thriving centre of Street is 2 miles and offers more comprehensive facilities including Strode Theatre, both indoor and open air swimming pools and the complex of shopping outlets in Clarks village. The major centres of Bristol, Bath, Taunton and Yeovil are all within commuting distance.



Description

Situated in a much sought after cul-de-sac, forming part of the Redlands Estate, this substantial detached, family house provides plenty of accommodation and reception space on the ground floor, along with five bedrooms and two bathrooms, plus a converted attic space upstairs. There is ample parking to the double garage, with a good secluded garden at the rear.

From the reception hall, stairs rise to the first floor, with doors opening to the kitchen and living room on the right. Here there is a feature wood burning stove and window to the front. The kitchen features a modern range of units including space for a range cooker, with steps on the left leading down to the dining room. This has sliding doors opening out onto a rear terrace, and a further door opening into the utility room. Space and plumbing is available here for a washing machine and tumble drier, with a door on the right opening to the garden and further doors to the cloakroom and garage. This has been subdivided into a gym/workroom, with the front portion providing additional storage, retaining the up and over door, should you wish to convert back into a garage. Returning back to the kitchen, a door on the right leads into a second reception room, where patio doors open to the conservatory, which is glazed on three sides and used currently as an additional reception room.

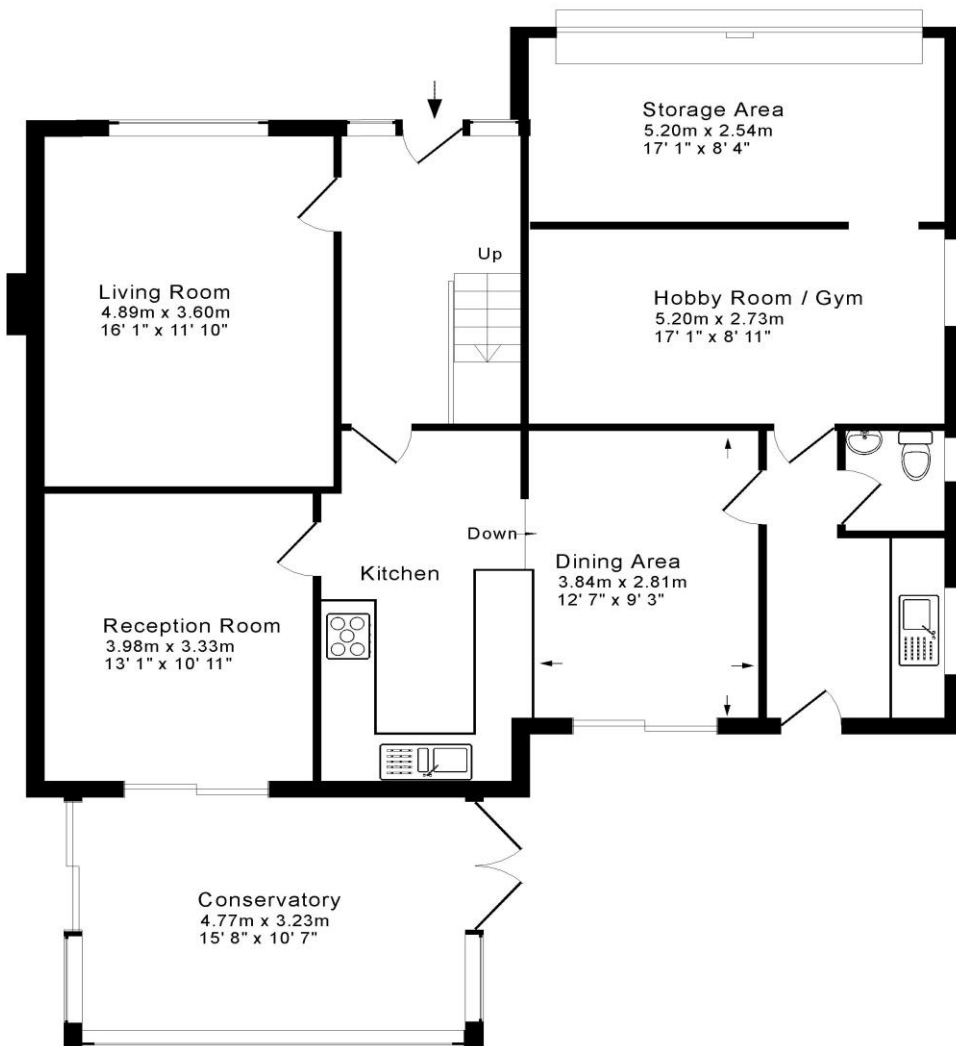
Onto the first floor, where there are five bedrooms and two bathrooms. The master bedroom is situated above the garage, and has been used as a letting room, being well proportioned and also having steps up to an en-suite bathroom. Adjoining this room is the fifth bedroom, which could also be a dressing room/nursery, having fitted wardrobes along one wall. Bedrooms two and four both enjoy rear facing aspects over the garden, with bedroom three having a window to the front. Finally the bathroom comprises a white suite including a panelled bath, wash hand basin and WC. Also from the landing, steps drop down from the loft hatch to converted loft space (without building control regulations), and having velux roof lights to the rear.



At the front, there is driveway parking leading to the double garage, which has been partially converted into a gym/workroom. Secure access at the side opens into the rear garden, which enjoys a great degree of seclusion. A patio extends from the conservatory and utility, with steps up to the garden. On the right is a covered area which is currently used for the hot tub. Following the garden across the back of the house, there is a large vegetable plot, and a path to an elevated decked area, ideal for a barbecue and al-fresco dining, with a views across to Wearyall Hill in the distance.

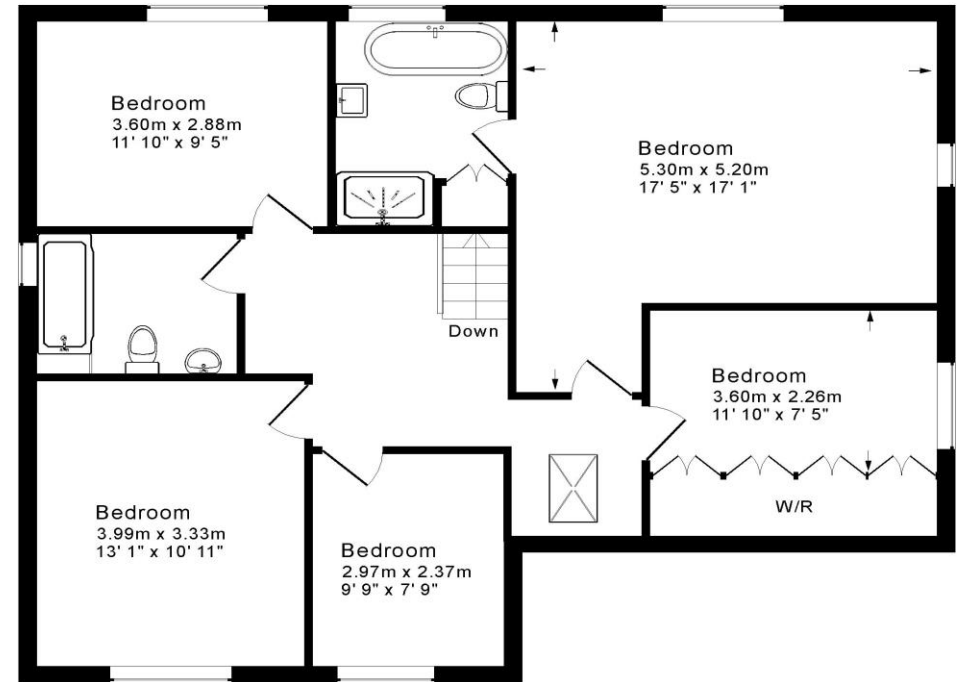
- Affording a secluded location in the corner of this desirable cul-de-sac and having accommodation measuring in excess of 2,000sqft
- On the ground floor, there are three reception rooms, including the living room, dining room and a sitting room
- As well as the kitchen, there is a utility and cloakroom
- Adjoining the second reception room is a large conservatory opening onto the garden
- On the first floor, there are five bedrooms and two bathrooms
- The master bedroom is well proportioned with an en-suite bathroom
- Bedrooms two and four have aspects overlooking the rear garden, bedroom three looks out to the front and bed four to the side
- At the front, there is driveway parking to the double garage
- The large rear garden enjoys a covered area for a hot tub, vegetable plot and raised decked area



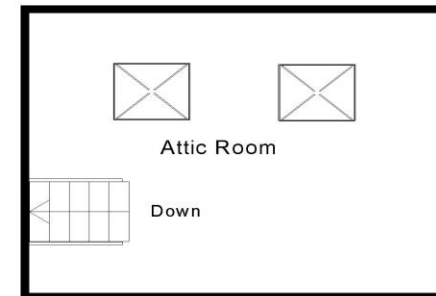


Ground Floor

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Drawing Number : 192-150j



First Floor



Second Floor

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FINANCIAL SERVICES : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 833123 and we can arrange a free consultation for you at a time and a place to suit you with Woodward Insurance & Mortgage Insurance Services.*

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