





£650,000

To View:

Holland & Odam

30 High Street, Glastonbury

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Energy  
Rating

D

Council Tax Band F



Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

## Directions

From the centre of Baltonsborough, Greyhound Inn on your left, turn left just past the pub into Ham Street. Continue for approximately a quarter of a mile, whereby you will find the turning for Archbishop Close on the right hand side. The property can be found, tucked away in the far right hand corner of the cul-de-sac.

## Description

Enjoying a secluded location, tucked away in the far right hand corner of this popular cul-de-sac, This generously proportioned bungalow, enjoys flexible accommodation with addition of a conservatory to the rear, taking full advantage of the view over the large rear garden. The garage has been partially converted to create a large utility room and study at the rear, with additional parking and turning space available off of the sweeping, tree lined driveway.

From the recessed front entrance porch, a door opens into the reception hall, where matching panelled doors lead off and to the principle reception rooms and bedrooms. The sitting/dining room being L-shaped, enjoys a feature marble stone fireplace and sliding doors opening into the conservatory. Glazed on three sides, with doors to the patio and a glass roof, benefitting from re-tractable blinds. The kitchen/breakfast room has been updated with a quality range of 'John Franklin' units, including an integrated hob, twin oven and dishwasher. The base units are topped with quartz work surfaces. The units continue on to a smaller section, which includes an integrated fridge/freezer. From here a doorway opens into the utility, with space and plumbing for a washing machine and tumble drier, cupboard storage, a door to the rear and a further door into a study.

Returning to the hall, where the master bedroom is well proportioned, has a large fitted wardrobe and a window to the rear. Bedroom two also has a rear facing aspect, plus a second window to the side and a fitted wardrobe. Bedroom three and four, both have front facing aspects. Additionally, there is a shower room and separate family bathroom, which currently hosts a walk in shower, but could be replaced with a panelled bath, if so desired.

## Location

Archbishop Close is an attractive development situated off Ham Street leading from the centre of this favoured village of Baltonsborough. Village facilities include an excellent primary school, parish church and public house. The nearest towns are Street and Glastonbury 8 and 7 miles respectively. Glastonbury is an historic centre famous for its Tor and picturesque Abbey Ruins. Street is famous as the home of Millfield Senior School and Clarks Village. Other centres include Wells, Yeovil, Bristol and Taunton which are 12, 16, 30 and 33 miles distant.





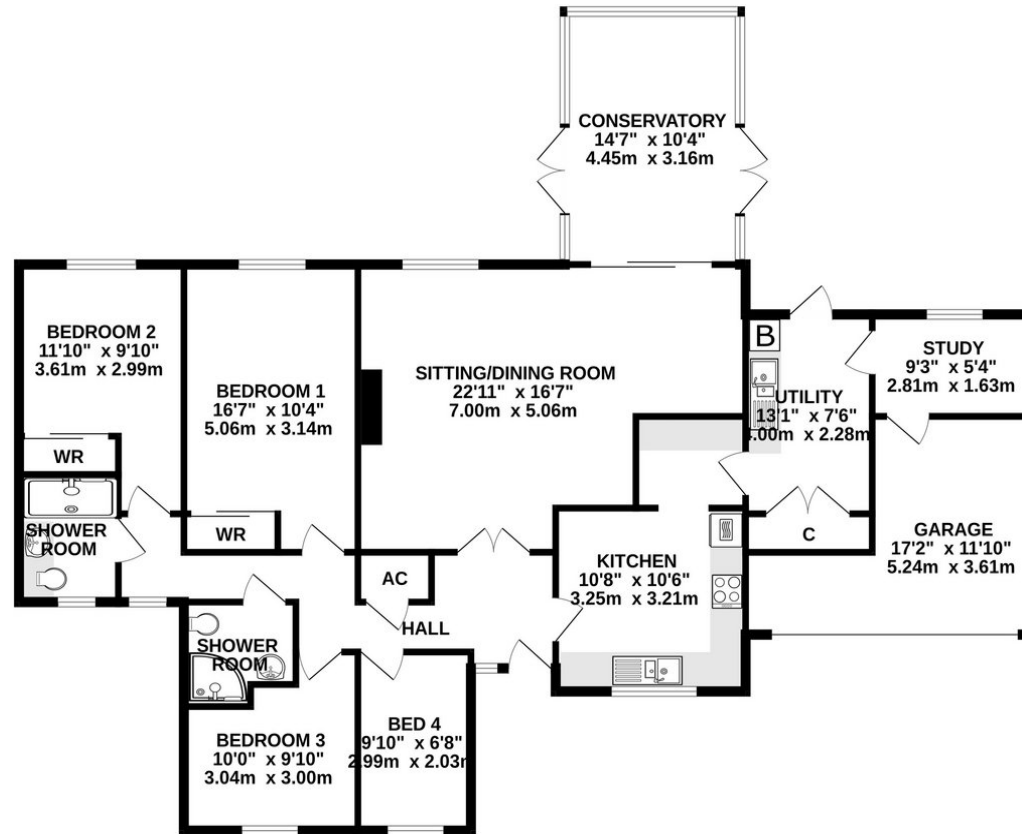
The bungalow is approached from the front, over a sweeping, tree lined driveway, leading up to the front of the bungalow, where there is plenty of parking and turning space. The property stands in the middle of the plot, measuring approximately 0.30 acres. The front is divided by the driveway, with lawns, which extend further down the left hand side. Access can be gained here into the rear garden, which enjoys a great degree of seclusion. A raised patio extends from the rear elevation, with steps down to the lawn. Here there are a wide variety of mature plants and shrubs, with to one side, a vegetable and fruit garden with a greenhouse and garden shed.



- Spacious detached bungalow, affording a secluded location and delightful plot, extending to approx.0.30 acres
- The flexible accommodation is mainly focussed off of the reception hall
- On the right there is a kitchen/breakfast room, featuring a range of quality 'John Franklin' units, opening to a utility room and the study
- The wide sitting room is L-shaped with a feature stone fireplace and doors into the conservatory/garden room
- In total there are four bedrooms, two with rear facing aspects and two facing the front
- There are also, two shower rooms with the large of the two benefiting from a walk in shower
- At the front, there is ample parking and turning space from the sweeping driveway
- The rear garden is enclosed, enjoying a secluded raised patio terrace and lawned garden, with a vegetable and fruit garden extending off



GROUND FLOOR  
1601 sq.ft. (148.7 sq.m.) approx.



TOTAL FLOOR AREA: 1601 sq.ft. (148.7 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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