





£485,000

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 F



Services

Mains electricity, gas, water and drainage are connected. Gas central heating system. For confirmation of mobile phone and broadband coverage, please visit checker.ofcom.org.uk

Local Authority

Somerset Council
03001232224
somerset.gov.uk

Tenure

Freehold
Estate/Management Charges: £500 PA
Rent fee £40 PA

Directions

From the town centre, proceed up the High Street passing St John's Church on the left. At the top of the High Street, turn left into Wells Road and continue until you reach a roundabout. Take the third exit towards the hospital following on until you reach the turning for Watts Corner on the right hand side. At the junction turn right and follow the road around to the left where the property can be found on the right.

Description

Situated within a sought-after development on the fringes of Glastonbury, this well presented, detached family home offers spacious, modern living with two large reception rooms, five/six bedrooms, an integral double garage and a lovely enclosed rear garden.

As you step into the impressive entrance hall, you are greeted by a real sense of space that sets the tone of the property. The hallway features built-in storage cupboards, a useful cloakroom, and a staircase with a stunning gallery landing that creates a fantastic first impression. The thoughtful layout and abundance of natural light make this home a joy to explore.

Off the hallway, double doors lead into the expansive sitting room, a perfect retreat for relaxation or entertaining. This dual-aspect room spans the full depth of the property and boasts a charming gas inset fireplace, creating a cozy feel to the space. The sitting room also benefits from French doors that open onto the patio, seamlessly blending indoor and outdoor living.

Returning to the hallway, another set of double doors open into the formal dining room. With ample space for hosting dinners or special occasions, this room also enjoys access to the patio through French doors, providing a lovely flow for alfresco dining during the warmer months.

Toward the rear of the home lies the stunning kitchen/breakfast room, a true heart of the house. This modern space has been thoughtfully designed with contemporary wall and base units, complemented by a sleek center island, offering plenty of preparation space. There's ample room for a breakfast table or sofa, making this a sociable area perfect for everyday family life. A door leads from the kitchen to the rear garden, where a large patio and decking area provide ideal spots for outdoor relaxation and dining. The ground floor also includes a separate utility room with external access, and an integral double garage, offering excellent storage and convenience. Upstairs, the spacious gallery landing leads to five generously proportioned bedrooms, all with built-in wardrobes. The master bedroom and second bedroom each benefit from stylish ensuite shower rooms, while the remaining bedrooms are serviced by a well-appointed family bathroom featuring a bath, separate shower, toilet, and basin. A versatile sixth room, currently used as a home office, offers the flexibility to be transformed into a bedroom, playroom, or hobby space.

Location

Situated in a quiet and exclusive development of similar large homes, this property offers the perfect balance of seclusion and convenience. Located on the outskirts of this historic town, with its good range of shops, banks, supermarkets, restaurants, cafes, health centres, schools and public houses. Glastonbury is renowned for its Tor and Abbey Ruins and is some 6 miles from the Cathedral City of Wells. Street is 2 miles and offers more comprehensive facilities including Strode Theatre, Strode College, both indoor and open air swimming pools and Clarks Village with its complex of shopping outlets. Access to the M5 motorway can be gained at junction 23 some 14 miles distant, whilst Bristol, Bath and Yeovil are all within commuting distance.



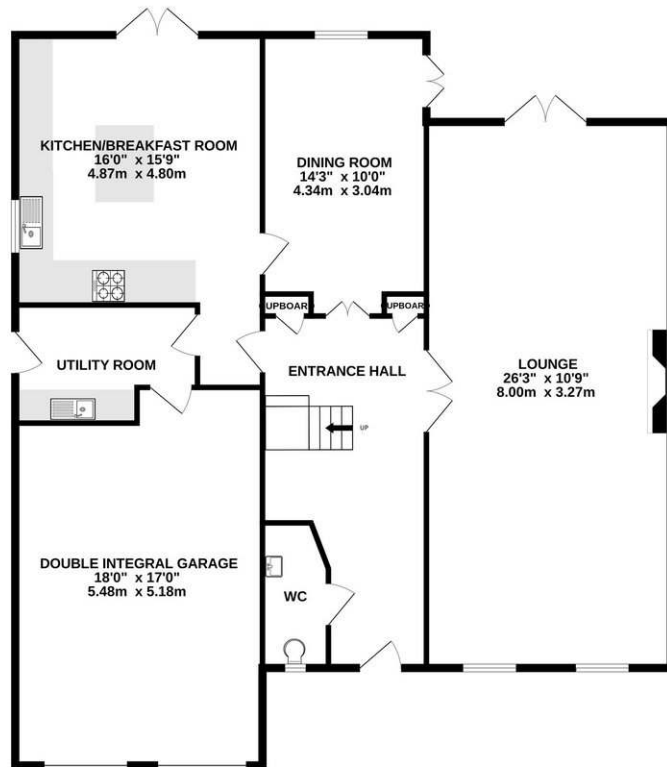


Outside, the property boasts an enclosed rear garden, mostly laid to lawn, offering plenty of room for children to play or for summer gatherings. The two patio areas provide the perfect setting for outdoor dining and entertaining, ensuring you make the most of this peaceful setting. To the front, there is a neatly maintained garden with mature trees and shrubs, while the tarmac driveway provides ample off-street parking and leads to the integral double garage, ideal for additional storage or parking.

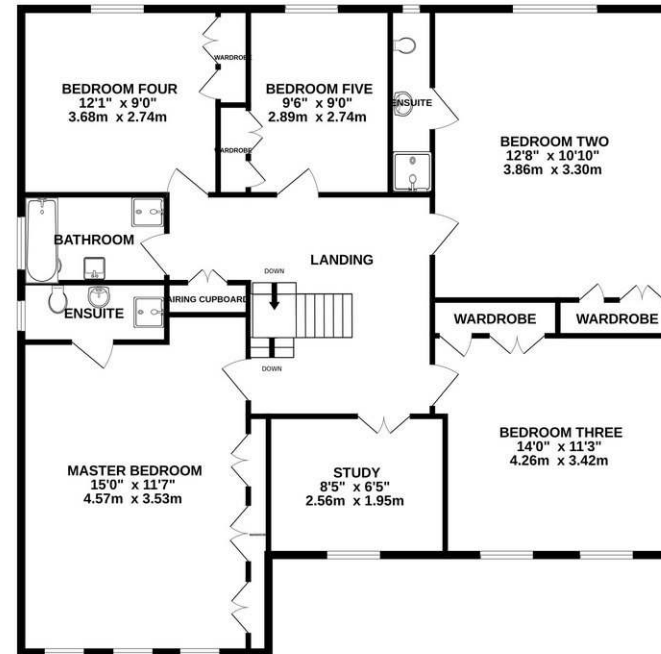
- Attractively Designed and Spacious Detached Home
- Situated within a sought-after development on the fringes of the Town
- Five/Six good bedrooms, two with ensuite shower rooms
- Two large reception rooms
- Modern kitchen/breakfast room with doors opening to the garden
- Utility and cloakroom
- Double garage and lovely enclosed rear garden



GROUND FLOOR



1ST FLOOR



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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