



holland&odam

6 St. Dunstons Park | Baltonsborough | Somerset | BA6 8PZ



£450,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

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4



2



2

Energy
Rating

D

Council Tax Band B



Services

Mains electricity, water and drainage are connected. Electric heating. Photovoltaic tiles to the rear elevation.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

On entering the village from Street/Baltonsborough, proceed to the staggered crossroads in the village centre, (Greyhound Inn opposite), and proceed straight ahead into Ham Street. St Dunstans Park can be found on the right, where No.6 will be tucked away in the corner on the right-hand side.

Description

Enjoying a corner plot location, tucked away from the cul-de-sac, this lovely and well presented family home, benefits from a large two storey extension, creating 1700sqft of accommodation. Focused around the family kitchen, there are also two reception rooms, utility/cloakroom, four double bedrooms and two bathrooms. The gardens offer seclusion both at the front and the rear, as well as off road parking for one-two cars. The property benefits from a bank of photovoltaic tiles across the rear elevation.

A covered front entrance porch welcomes you into a bright entrance hall, from which oak flooring flows seamlessly into the sitting room and a versatile study/games room. The sitting room features a fireplace with an inset wood-burning stove and a front-facing window, while a cleverly concealed bookcase door reveals a study/playroom with its own fireplace, built-in shelves, and a rear window. The family kitchen, created from the extension, forms the heart of the home, offering a comprehensive range of units with quartz worktops, a large peninsula for extra storage and granite worktop space, ceramic tile flooring, and bi-fold doors that open to the rear garden. A door from the rear hall leads to a utility/cloakroom, complete with space and plumbing for a washing machine, tumble dryer, and WC.

Upstairs, two landing windows overlook the garden, complemented by a deep airing cupboard. Matching oak doors open into four well-appointed bedrooms and the family bathroom. The extension houses the large double bedroom with dual aspect windows, a walk-in wardrobe, and an en-suite featuring a spacious shower enclosure, vanity unit, and WC. Bedroom three offers a garden view, while bedrooms two and four face the front. The family bathroom is elegantly fitted with a panelled bath with a shower overhead, a vanity unit with an inset wash hand basin, and a WC.

Location

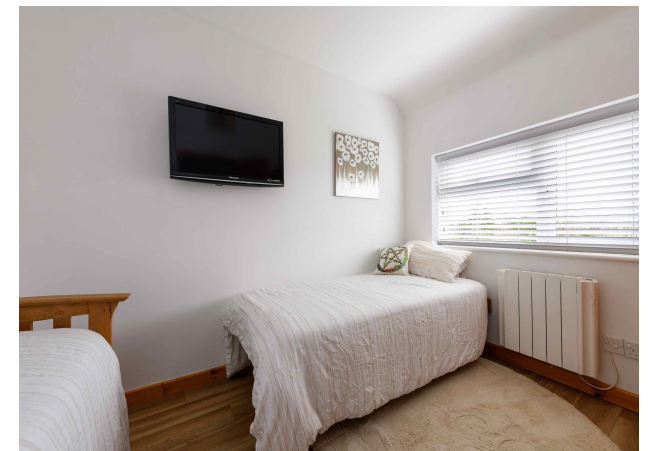
The property is situated in the popular village of Baltonsborough which has local amenities including Post Office/General Store, Inn, Primary School and Parish Church. Baltonsborough is some four and a half miles from both the historic town of Glastonbury and the thriving centre of Street which offer good shopping, sporting and recreational facilities. The nearest M5 motorway interchange at Dunball, Bridgwater (Junction 23) is within half an hour's drive, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.



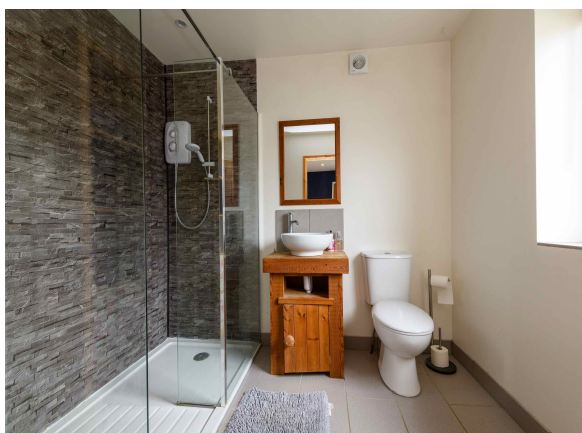


Tucked away at the end of a quiet close, this property is accessed via a secure wooden gate that opens into a private front garden leading to the welcoming entrance. Set on a spacious corner plot, the front features a wooden deck, lawn and a comfortable seating area.

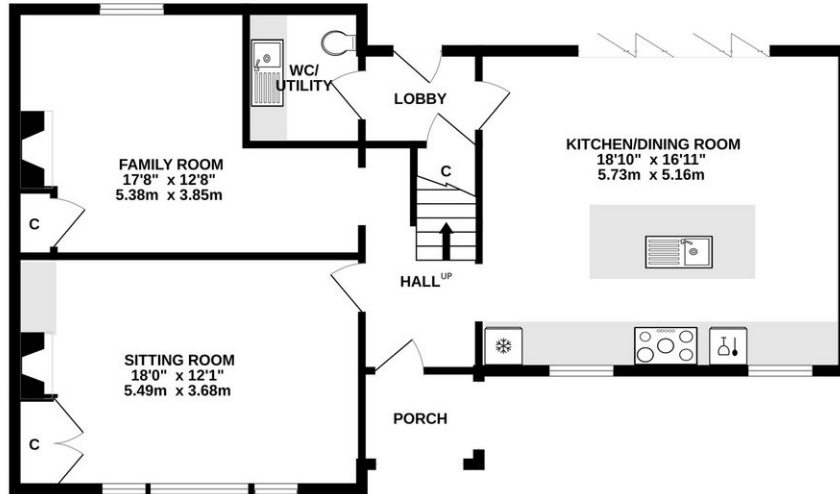
The garden extends around to the side and rear, where a larger deck spans the back of the property and opens onto an expansive garden area complete with a further lawn, two practical storage sheds, and secure gates offering off-road parking for one to two cars. Enjoy the benefits of seclusion, security, and a sunny southerly aspect throughout spring, summer, and early autumn.



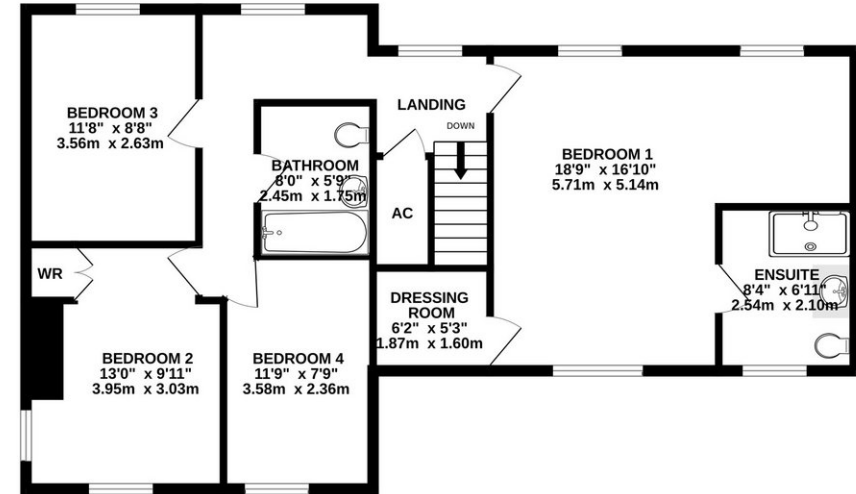
- Situated on a corner plot and tucked away from the cul-de-sac, this spacious family home offers a secluded and private setting.
- Benefiting from a large two-storey extension, the property provides a generous 1700sqft of living accommodation, the property also enjoys a bank of solar panels to the rear elevation.
- A covered front entrance porch leads into a bright hall with oak flooring flowing to a sitting room featuring a fireplace and a versatile study/games room. A cleverly concealed bookcase door reveals a study/playroom with its own fireplace, built-in shelves, and a rear window.
- The heart of the home is a family kitchen with quartz worktops, a large peninsula, granite surfaces, ceramic floors, and bi-fold doors to the rear garden, plus an adjacent utility/cloakroom.
- Upstairs, two landing windows overlook the garden, leading to four well-appointed bedrooms and a family bathroom via matching oak doors.
- The extension includes a large double bedroom with dual aspect windows, a walk-in wardrobe, and an en-suite with a spacious shower, vanity unit, and WC; bedroom three offers garden views.
- Externally, the property features a private front garden with a wooden deck and seating, plus a rear garden with a larger deck, lawn, sheds, and off-road parking for one to two cars.



GROUND FLOOR
866 sq.ft. (80.5 sq.m.) approx.



1ST FLOOR
841 sq.ft. (78.1 sq.m.) approx.



TOTAL FLOOR AREA : 1707 sq.ft. (158.6 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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