





£599,950

To View:

Holland & Odam
30 High Street, Glastonbury
Somerset, BA6 9DX
01458 833123

glastonbury@hollandandodam.co.uk

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Energy Rating D

Council Tax Band F

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

Local Authority
Somerset Council
03001232224
somerset.gov.uk

Tenure
Freehold

All available property information can be provided upon request from Holland & Odam. For confirmation of mobile phone and broadband coverage, please visit checker.ofcom.org.uk

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 on the corner identified by a Holland & Odam for sale board.

Description

A spacious and versatile five-bedroom home with two en-suites, a bright triple-aspect sitting room, and a stylish kitchen tucked away on a quiet cul-de-sac on the fringes of Baltonsborough. Well presented throughout, the property is generous in proportions and is available to purchase with no onward chain.

Entering into the welcoming entrance hall, where you'll find the staircase leading to the first floor, a useful storage cupboard underneath, and access to a downstairs WC/cloakroom. The sitting room to the left is spacious and bright, benefiting from a triple-aspect layout that floods the space with natural light. A cozy wood-burning stove adds character, while sliding patio doors open straight out to the rear garden, perfect for indoor-outdoor living. Across the hall, there's a separate reception room, currently set up as a dining room, but it could easily be a second lounge, a home office, or even a ground-floor bedroom.

At the rear of the house, the kitchen is a light and airy space with plenty of room for a breakfast table or a comfy seating area. It's fitted with modern wall and base units, an integrated dishwasher, an electric double oven, and a gas hob, with space for a freestanding fridge/freezer. Three large windows provide lovely views over the garden, while glazed double doors open into the sitting room. There's also a door leading into the useful utility room, which offers extra storage, a second sink, space and plumbing for a washing machine, and houses the Worcester boiler. A further external door allows access to the side of the property.

On the first floor, the landing has a built-in airing cupboard, access to the loft and adequate space to create a reading nook. There are five good-sized bedrooms, with two featuring en-suite bathrooms. The master bedroom sits above the double garage, providing a spacious retreat with two sets of built-in wardrobes and en-suite bathrooms. The remaining bedrooms are served by a family bathroom, complete with a panelled bath with shower over, a separate shower cubicle, a vanity wash basin, and a WC.

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.

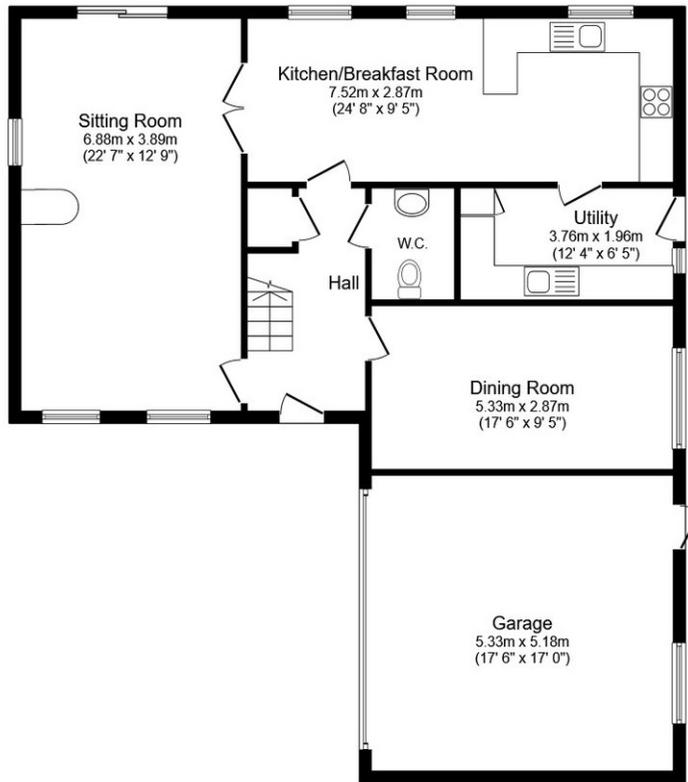




Outside, there is a lovely enclosed rear garden with a patio area adjoining the property, perfect for alfresco dining. There are a plethora of mature plants, trees and shrubs adding a real sense of privacy to the space, while a generous lawn area lies at the centre. Gated access from both sides of the property lead to the front driveway with ample off-street parking for multiple vehicles on the driveway leading up to the double garage with electric up and over door.

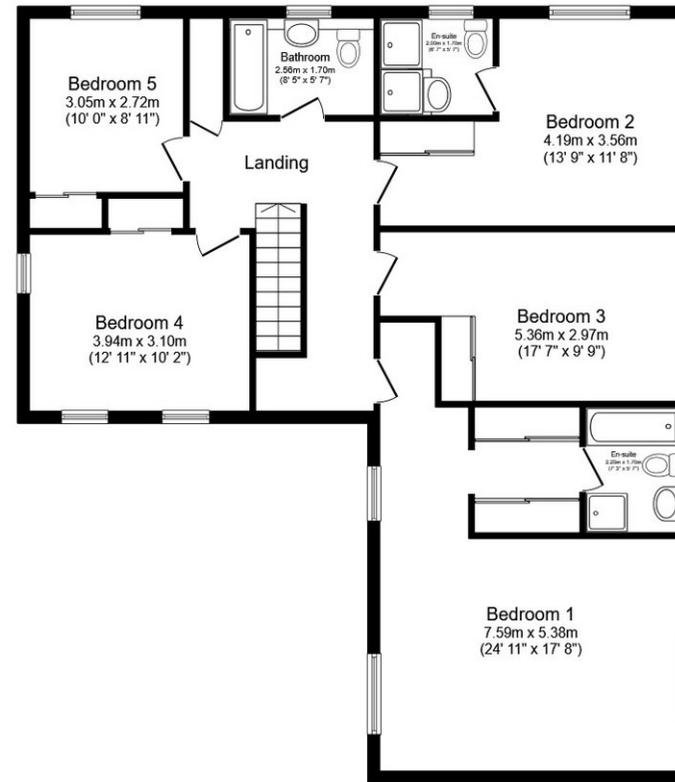
- Well presented, light and airy detached family home situated within the desirable village of Baltonsborough.
- Two reception rooms, one of which offers a lovely wood burning stove and doors opening to the rear garden.
- Open plan kitchen diner with adjoining utility room.
- Five good sized bedrooms, two of which offer ensuites, and a family bathroom
- Ample off street parking for multiple vehicles with both a driveway and double garage.
- Mature, enclosed rear garden
- Available with no onward chain.





Ground Floor

Floor area 112.8 sq.m. (1,214 sq.ft.)



First Floor

Floor area 112.8 sq.m. (1,214 sq.ft.)

Total floor area: 225.5 sq.m. (2,428 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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