





£440,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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Energy
Rating

B

Council Tax Band C



Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From the town centre proceed up the High Street passing St John's Church on the left. At the top of the hill turn left and after approximately half of a mile, before you reach St. Dunstons School, no.58 can be found on the left-hand side.

Description

This spacious four-bedroom home offers versatile living with an open plan kitchen extension, reception areas, and a bright conservatory opening onto the rear garden. Outside, the large garden features a raised patio, ornamental pond, and elevated deck with far-reaching views. Ample parking and an integral garage complete the picture. Set back from Wells Road, this is an ideal home for families, being within walking distance of local schools and amenities.

This spacious family home welcomes you via an entrance hall where stairs rise to the first floor and doors lead to the main living areas. The sitting room, located at the front of the house, features a inset gas fire, a built-in cupboard, and double doors through to the dining room and rear extension. Opposite, the original kitchen now serves as a useful storage area with three cupboards, including a walk-in pantry. From here, the ceramic tiled floor flows into the impressive kitchen extension, fitted with a modern range of units, granite work surfaces, and integrated appliances including a Küppersbusch double oven, Bosch induction hob, and fridge, with space for a dishwasher. The kitchen opens to the dining area, complete with roof lights, a study nook, and sliding doors to a conservatory, which is glazed on two sides and opens into the rear garden. A side passage links the front to the back, also providing access to the cloakroom/utility and the integral single garage.

The first floor landing connects the original house with the two-storey extension, offering four well-proportioned double bedrooms. Bedrooms two and three are front-facing and include built-in wardrobes, enjoying pleasant westerly views between neighbouring rooftops. The master bedroom and bedroom four, both part of the extension, overlook the rear garden and also feature built-in wardrobes; the guest bedroom further benefits from its own en suite bathroom. A well-appointed family bathroom serves the rest of the home, comprising a modern suite with walk-in shower, wash basin, WC, and bidet.

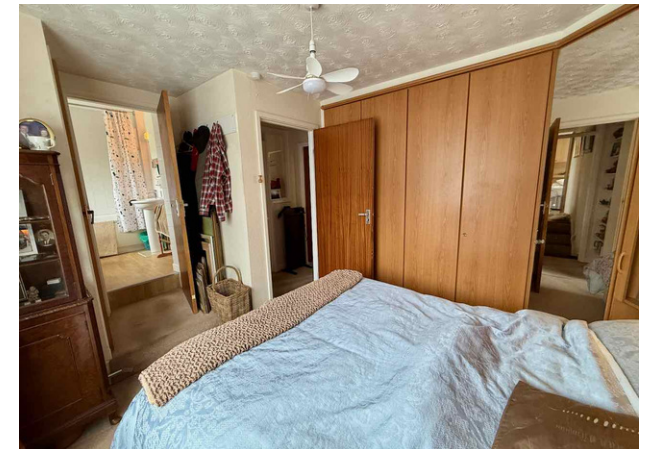
Location

The property is situated towards the outskirts of the town approximately half a mile from the High Street with its good range of shops, restaurants, public houses, health centres and supermarkets. The historic town of Glastonbury is famous for its Tor and Abbey Ruins and lies some 6 miles south of the Cathedral City of Wells. Street is 2.5 miles and offers more comprehensive facilities including both indoor and open air swimming pools, Strode Theatre, Strode College and the complex of shopping outlets in Clarks Village. Access to the M5 motorway at Junction 23 (Dunball) is 14.5 miles whilst the major centres of Bristol, Bath and Yeovil are all within approximately one hour's drive.

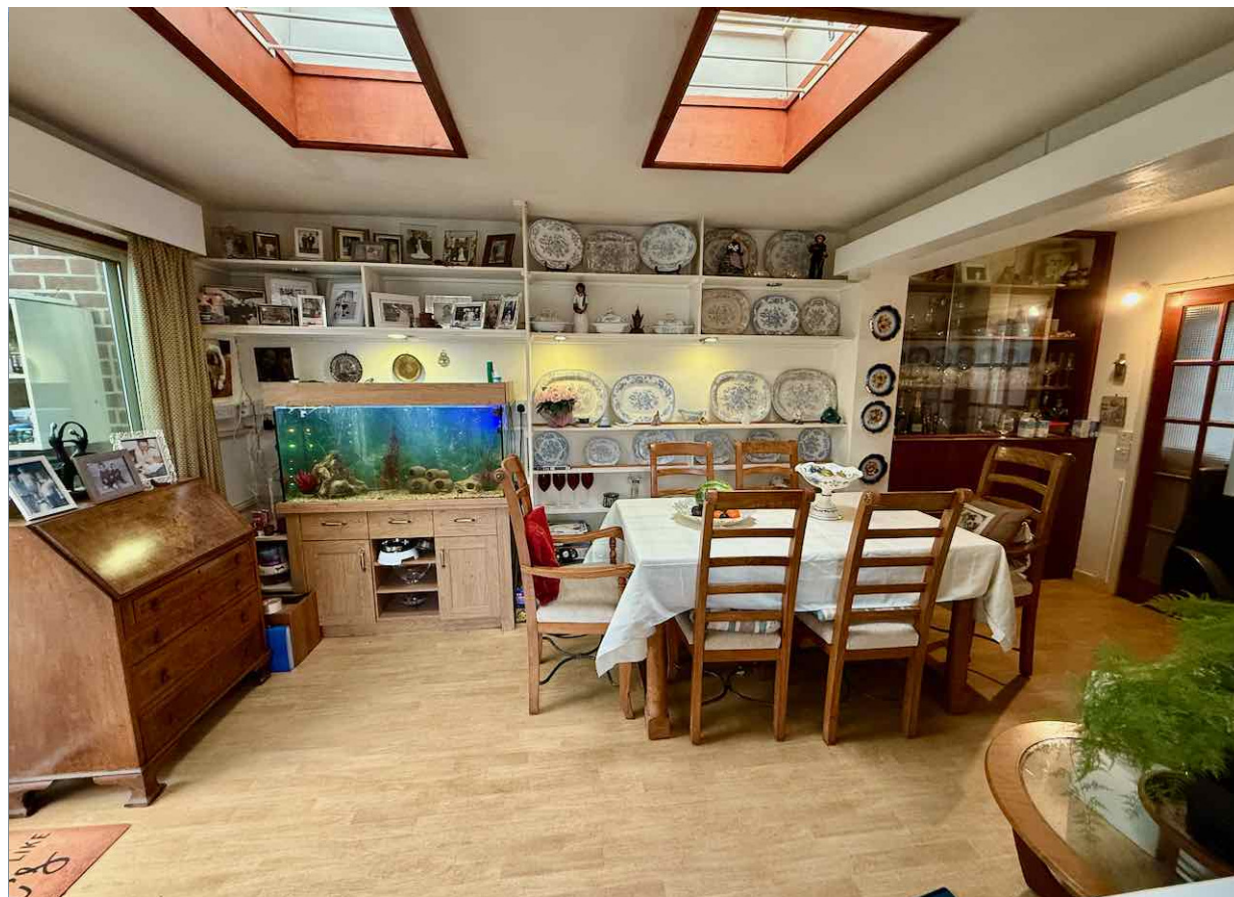




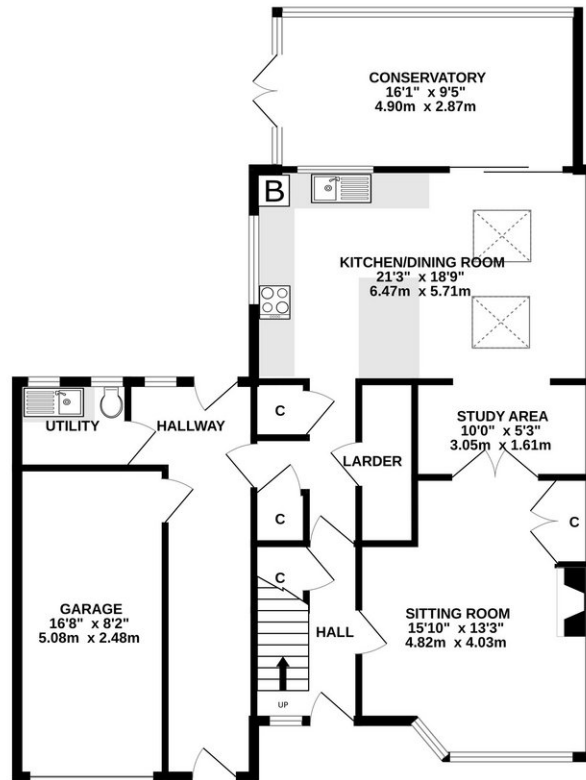
Outside, the property is set back from Wells Road and offers ample parking and turning space in front of the integral garage. A gated side access leads to the beautifully landscaped rear garden, beginning with a secluded courtyard off the utility room and rising via steps past a raised patio area. The expansive garden features lawn interspersed with flowering shrubs, an ornamental pond and rockery, and a recently relaid deck at the top. This elevated area enjoys far-reaching views to the west, while the garden as a whole benefits from excellent sunlight throughout the spring and summer months.



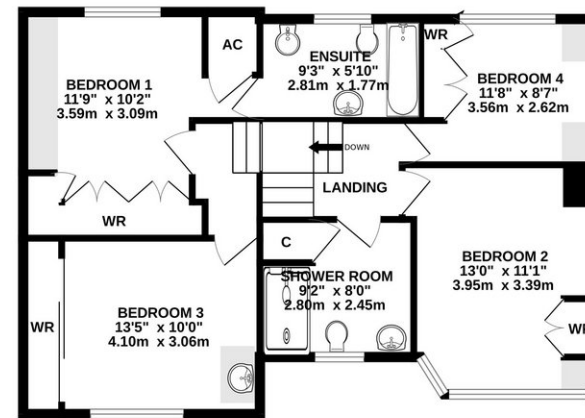
- Spacious four-bedroom home with two-storey extension, offering flexible living across generous ground and first-floor space.
- Front-facing sitting room with inset gas fire and double doors opening to the dining area and rear extension.
- Modern kitchen with granite worktops, integrated appliances, breakfast area, and roof-lit dining space.
- Conservatory glazed on two sides opens to the garden; side passage links to cloakroom/utility, integral garage and the rear garden.
- Four double bedrooms, all with built-in wardrobes; guest bedroom includes en suite and views over the rear garden.
- Family bathroom with walk-in shower, wash basin, WC, and bidet.
- Extensive rear garden with courtyard, lawn, patio, pond, and raised deck enjoying west-facing views and plenty of sunlight.



GROUND FLOOR
1088 sq.ft. (101.1 sq.m.) approx.



1ST FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 1793 sq.ft. (166.6 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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