holland&odam

46 Boundary Way | Glastonbury | Somerset | BA6 9PJ

£345,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk

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Energy Rating E

Council Tax Band D

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

Local Authority
Somerset Council
03001232224
somerset.gov.uk

Tenure
Freehold

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Directions

On entering Glastonbury from Street/Bridgwater (A39) at Wirral Park roundabout (B & Q on the left) take the second exit onto the bypass. Take the first turning on the right into Ranger Road, following the road around to the left, where the property can be found a short way along on the right hand side, identified by our for sale board.

Location

Boundary Way forms part of a Bryant Homes development built in the 1990's on the West side of Glastonbury. Glastonbury is an historic centre famous for its Tor, picturesque Abbey ruins and many legends. The town provides an eclectic mix of shops along with restaurants and pubs, mainstream supermarkets, health centres, modern library, primary schooling and St Dunstans secondary school. The neighbouring town of Street offers a further choice of shopping with Clarks Village, Strode Sixth Form College and Strode Theatre. Millfield Junior School is on the edge of Glastonbury at Edgarley and Boundary Way is equally convenient for Millfield Senior School in Street.

Description

This well-maintained three-bedroom home offers comfortable living with a modern kitchen, bright reception rooms, and a well-tended rear garden. Benefitting from updated windows and doors, the property also features an en suite, garage, and two garden sheds. Conveniently located with excellent day-to-day amenities nearby.

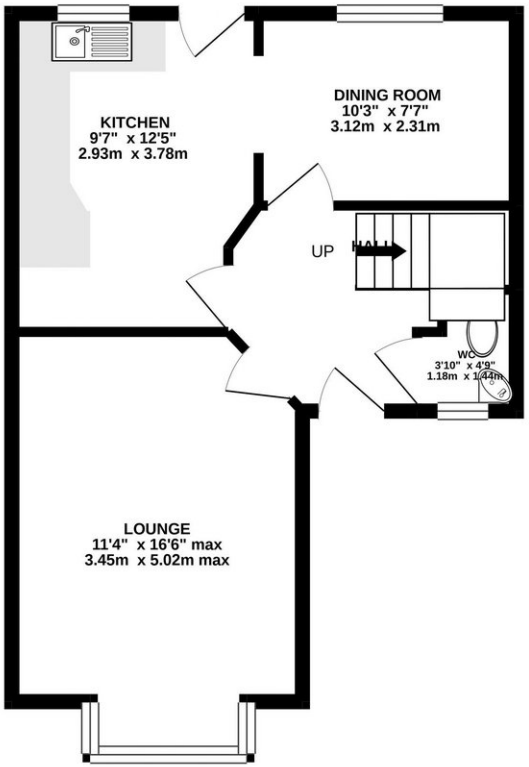
Having undergone several recent improvements, including updated windows, doors, and a stylish kitchen, this attractive home presents a practical and well-balanced layout. The entrance hall provides access to a cloakroom and three reception spaces: a bright lounge with feature fireplace and box bay window, a dining room with rear garden aspect, and a shaker-style kitchen fitted with a central island, integrated oven, hob, and fridge/freezer, with space for a washing machine. The kitchen opens directly to the dining room, creating a sociable and functional family space.

Upstairs, the master bedroom enjoys a front-facing aspect, built-in wardrobe, and en suite shower room with a mains-fed shower and sleek vanity unit. Two further bedrooms share a rear aspect overlooking the garden, with the family bathroom featuring a panelled bath, pedestal wash hand basin, and WC. Outside, the front garden is designed for low maintenance, while the driveway to the side leads to a single garage with power and lighting. The enclosed rear garden includes a patio, shaped lawn, gravelled sections, mature planting, two timber sheds, and a summerhouse, all offering excellent space for relaxation and outdoor living.

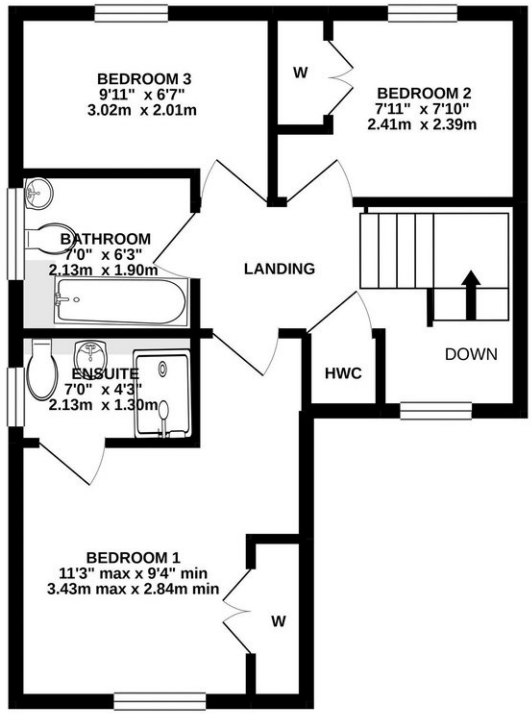
The property is approached via a low-maintenance front garden, with a driveway to the side providing parking and access to a single garage, fitted with an up-and-over door and supplied with power and lighting. A pedestrian gate opens into the attractive rear garden, which is mainly laid to lawn and includes a patio area extending from the house. The garden is interspersed with mature shrubs and trees, gravelled areas, two timber sheds, and an appealing summerhouse, perfect for relaxing or enjoying the sun throughout the seasons.

- Updated windows and doors plus modern Shaker style kitchen with central island unit
- Bright sitting room with electric coal-effect fire and attractive box bay window
- Open plan kitchen/dining room with integrated oven, hob, fridge/freezer and garden views
- Ground floor cloakroom and three well-proportioned bedrooms on the first floor
- Master bedroom with fitted wardrobe and modern en suite shower room
- Landscaped rear garden with patio, shaped lawn, mature shrubs and two garden sheds
- Driveway parking and single garage with power and lighting, plus charming summerhouse

GROUND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 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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