





£510,000

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 E



Services

Mains electricity, water and drainage are connected. Oil fired central heating system. Photovoltaic tiles (solar panels to the rear elevation)

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold



Directions

On entering the village from Glastonbury/Street, at the staggered crossroads, Greyhound Inn opposite, turn left into Martin Street. Take the first turning on the right into Hayward Drive where the bungalow is situated in the far right hand corner of the cul-de-sac.



Description

Set within an exclusive cul-de-sac of just eight detached bungalows, this spacious four-bedroom home enjoys a superb position with generous gardens, driveway parking, and a double garage. Offering a sitting room with open fireplace, a kitchen/dining room, conservatory, and an en suite to the master bedroom, the property is well suited to family living or those seeking a peaceful village setting.

The property is entered via a wide and welcoming hall, which includes an airing cupboard, practical store cupboard, and loft access with drop down ladder. Doors lead to all principal rooms, with the sitting room at the far end featuring a large stone open fireplace and French doors opening onto the garden. Further double doors lead into the kitchen/dining room, which offers a wide range of wall, base, and drawer units with integrated appliances including a Hotpoint double oven, Smeg hob, fridge, and freezer. There is also space for an undercounter dishwasher, tiled flooring throughout, and glazed doors leading into the conservatory.

The conservatory is glazed on three sides, fitted with a covered roof for improved insulation, and includes glazed doors that open directly onto the rear garden. The four bedrooms are all generously proportioned, with the master bedroom benefitting from a deep built-in wardrobe and an en suite shower room. Bedrooms three and one face the front, while bedrooms two and four overlook the side aspect. A family bathroom serves the rest of the accommodation, fitted with a panelled bath, mains-fed shower enclosure, wash hand basin, and WC.



Location

Baltonsborough is an attractive Somerset village surrounded by beautiful open countryside. The village is well served by a primary school, public house, local store and village hall. The parish hosts many clubs and activities. Glastonbury, Street and Shepton Mallet are all within easy reach and offer a further range of shopping, dining and leisure pursuits. Street is home to the Clarks Village outlet shopping and of course the Millfield School Campus with Edgarley School at Glastonbury. The nearest M5 motorway interchange at Dunball (Junction 23) is some thirty minutes drive whilst Bristol, Bath and Yeovil are all within daily commuting distance. Castle Cary, with its main line station to London Paddington, and the A303 major trunk road at Podimore, are both approximately 8 miles.





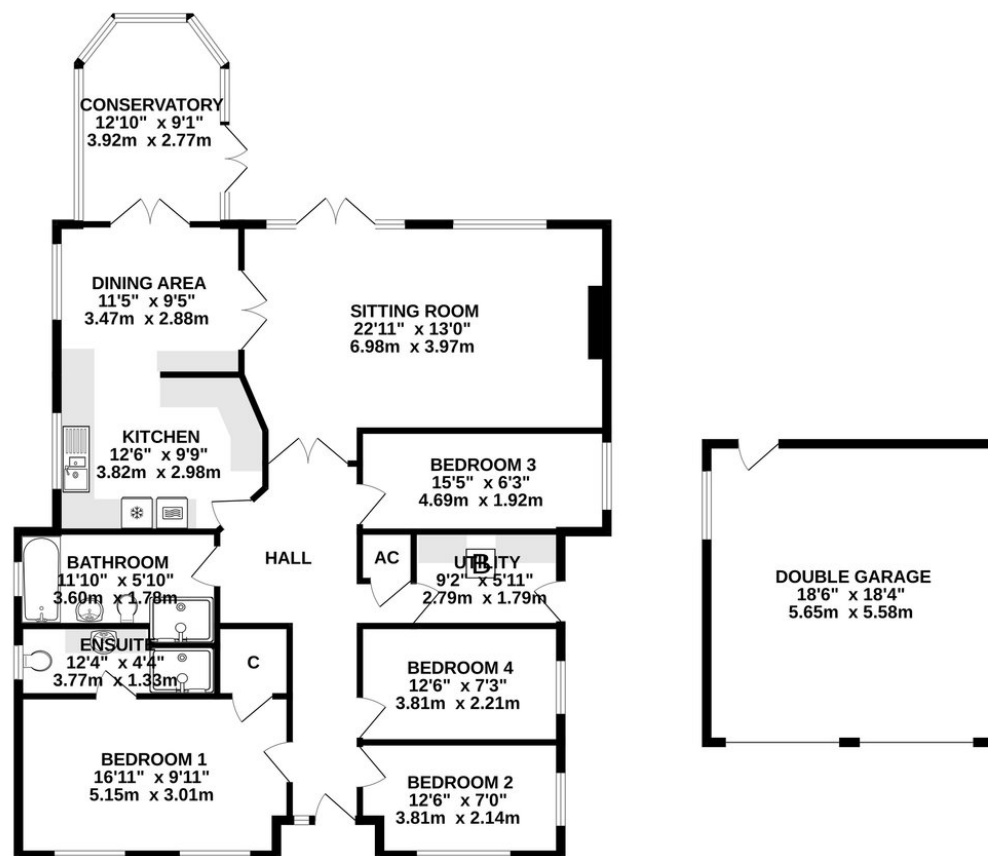
Outside, the property is set back from the cul-de-sac with a large lawned front garden and a brick-paved driveway providing ample parking for several vehicles up to the double garage. This has twin up-and-over doors, power, lighting, eaves storage, and a rear pedestrian door. Secure side access leads into the rear garden, designed for easy maintenance with a wide patio extending across the rear of the property, raised stone-faced beds, and mature planting. Enclosed by timber fencing, the garden enjoys excellent sunlight throughout the spring and summer months.



- Exclusive development of only eight detached bungalows, offering peace and privacy in a popular village setting.
- Spacious entrance hall with airing cupboard, store cupboard, and loft access via a fitted drop-down ladder.
- Generous sitting room with large stone fireplace, windows and doors opening onto the garden, plus double doors to the kitchen/dining room.
- Well-equipped kitchen/dining room with Hotpoint double oven, Smeg hob, fridge, freezer, and space for a dishwasher.
- Glazed conservatory with insulated roof and double doors to the garden, providing a year-round additional living space.
- Four bedrooms, with the master benefitting from a built-in wardrobe and en suite shower room, plus a modern family bathroom.
- Double garage with twin up-and-over doors, power, lighting, eaves storage, and rear access, plus driveway parking for several vehicles. Also the inclusion of Photovoltaic tiles (solar panels)



GROUND FLOOR
1768 sq.ft. (164.2 sq.m.) approx.



TOTAL FLOOR AREA : 1768 sq.ft. (164.2 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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