



holland&odam

9 Norbins Road | Glastonbury | Somerset | BA6 9JE



£325,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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Energy
Rating

C

Council Tax Band B



Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

On entering Glastonbury from Street/Bridgwater (A39) at the Wirral Park roundabout (B & Q on the left) take the second exit onto the bypass. Proceed straight ahead at the first roundabout and at the next roundabout take the third exit into Northload Street. Turn left into Manor House Road and then right into Norbins Road where the property will shortly be found on the right.

Description

This beautifully presented period townhouse, is conveniently situated within walking distance of local schools and amenities. The property features two double bedrooms, two bathrooms and a converted attic room, together with a superb open-plan kitchen, dining and family space created by a recent single-storey extension. Blending contemporary design with period charm, this is a stylish and versatile home ideal for modern family living.

From the entrance hall, stairs rise to the first-floor landing and a door at the end of the hall opens into the striking open-plan kitchen, dining and family room. The kitchen area features a large peninsula unit incorporating a breakfast bar, a range of modern fitted units, and a gas-fired range cooker. A utility cupboard houses the washing machine, dishwasher and gas-fired central heating boiler. Overhead, a glass roof lantern fills the space with natural light, while wide fully glazed doors open directly onto the rear garden. In the left corner, a door opens into the downstairs shower room, which includes a walk in shower, wash hand basin and a WC. From the dining area, with its exposed brick fireplace, an open archway leads through to the sitting room. Here, the sitting room has a lovely welcoming feel, featuring an exposed brick fireplace with a wood-burning stove mounted on a slate plinth.

On the first floor, matching doors open to two bedrooms and the family bathroom, with a further staircase rising to the attic room. Bedroom one is a bright, spacious double with twin front-facing windows and a useful under-stair cupboard. Bedroom two overlooks the rear garden, while the family bathroom includes a white suite with a deep-fill bath, freestanding taps with hand shower, WC and vanity unit with inset wash hand basin. The converted attic room, although lacking building regulation certification, is currently used as a third double bedroom and includes a Velux window to the rear.

Location

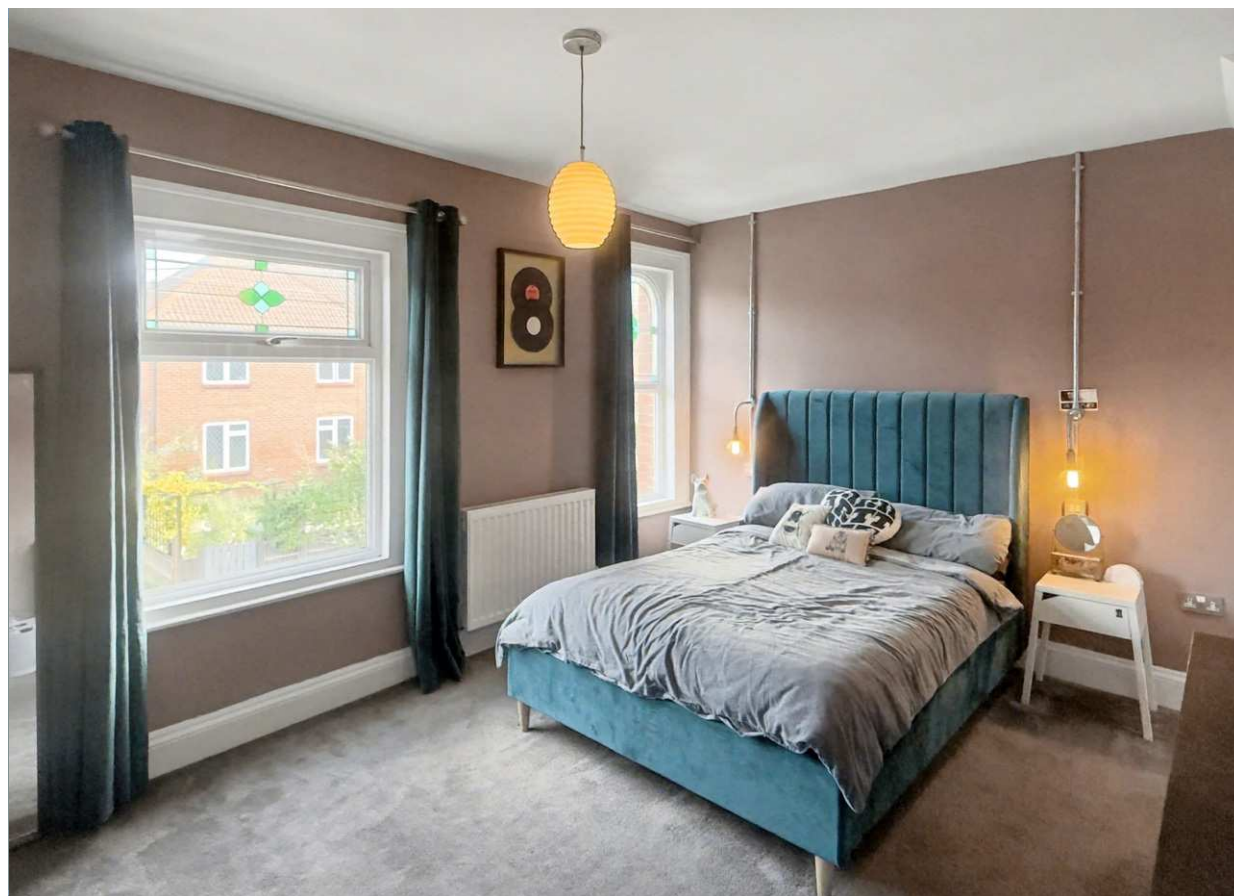
The property is conveniently located within a short walk of the High Street with its good range of shops, banks, supermarkets, restaurants, cafes, health centres and public houses. The historic town of Glastonbury is famous for its Tor and Abbey Ruins and lies some 6 miles south of the Cathedral City of Wells. Street is 2 miles and offers a more comprehensive range of facilities including Strode Theatre, Strode College, both indoor and open air swimming pools and Clarks Village with its shopping outlets. Access to the M5 motorway can be gained at Junction 23 (Dunball) whilst Bristol, Bath, Taunton and Yeovil are all within an hours commuting distance.





Outside, the property is approached by a path from Norbins Road leading to the front entrance. At the rear, a large patio extends from the kitchen and family room, opening onto a lawned garden enclosed by timber fencing. A path continues to a raised deck area at the foot and to a pedestrian door giving access into the single garage, which has a metal up-and-over door to the rear lane beyond.

- Beautifully presented period townhouse within walking distance of Glastonbury's schools and amenities.
- Stylish single-storey rear extension creating a spacious open-plan kitchen, dining and family area.
- Kitchen includes a large peninsula breakfast bar, modern units and a range cooker. Utility cupboard housing washing machine, dishwasher and gas-fired central heating boiler.
- Downstairs shower room complete with a large walk in shower enclosure, WC and wash hand basin
- Cosy sitting room with exposed brick fireplace and wood-burning stove set on a slate plinth.
- Two first-floor bedrooms, family bathroom with deep-fill bath and converted attic room.
- Enclosed rear garden with patio, lawn, deck area and large single garage with rear access.

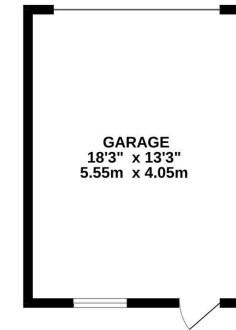
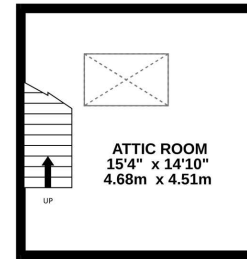
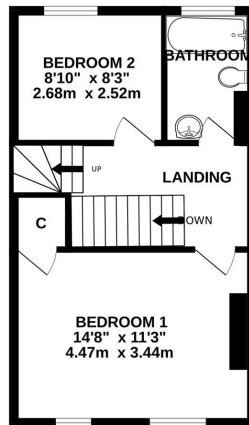
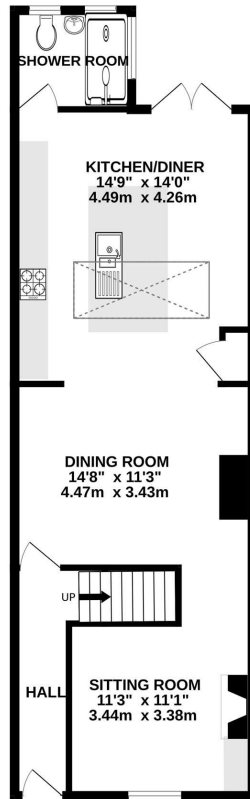


GROUND FLOOR
656 sq.ft. (60.9 sq.m.) approx.

1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.

2ND FLOOR
225 sq.ft. (20.9 sq.m.) approx.

GARAGE
243 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA : 1490 sq.ft. (138.5 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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