



42 Boundary Way | Glastonbury | BA6 9PJ

FREEHOLD

£300,000

## PROPERTY SUMMARY



An immaculately presented detached property in Glastonbury has come to the market. The property boasts a kitchen, lounge/diner, cloakroom, utility room, a master bedroom with ensuite, two further bedrooms and family bathroom. Outside has a garage and driveway providing off road parking for four vehicles. An early viewing is essential to really appreciate what this property has to offer.

### Entrance Hall

Radiator. Stairs to first floor. Door leading to lounge/diner.

### Lounge/Diner

14'11 x 9'9 (4.55m x 2.97m)

Radiator. UPVC double glazed window to front. Archway to dining area.

### Dining Area

7'10 x 7'6 (2.39m x 2.29m)

Radiator. UPVC double glazed window to rear UPVC double glazed French Door leading to kitchen.

### Kitchen

A range of wall, base and drawer units with a solid work surface over. Inset ceramic sink with mixer tap over. Tiling to splash prone areas. Integrated Neff slide and hide oven with induction hob and cooker hood over. Breakfast bar. Integrated fridge. Two UPVC double glazed windows to rear. Radiator. Understairs storage cupboard. Door to utility area.

### Utility Area

Space and plumbing for washing machine. Door leading to side access. Door to downstairs cloakroom. Boiler.

### Cloakroom

Low level WC. Wash hand basin with storage under. Heated towel rail. UPVC obscure window to side. Tiling floor to ceiling.

### Landing

Airing cupboard. Doors to bedroom one, two, three and family bathroom.

### Bedroom One

10'10 x 9'10 (3.30m x 3.00m)

Radiator. UPVC double glazed window to front. Throughway to en suite. Double fitted wardrobe.



Detached House

Living/Diner

Kitchen

Downstairs Cloakroom

Utility

Master Bedroom With En Suite

Two Further Bedrooms

Family Bathroom

Front And Rear Garden

Off Road Parking



**INTERESTED IN THIS  
PROPERTY**

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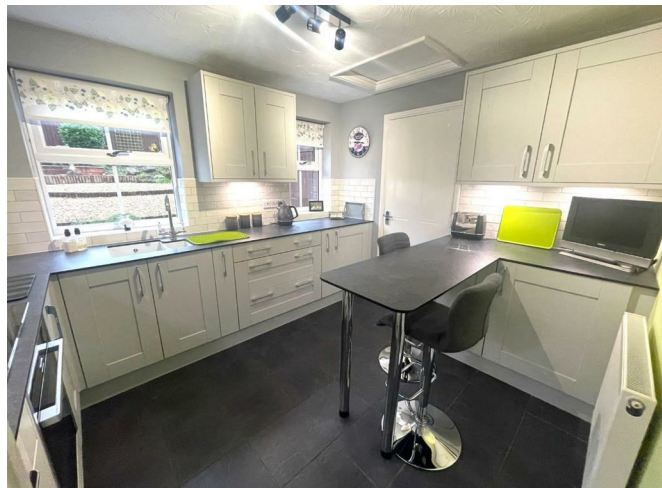
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**En Suite**

A walk in shower. Wash hand basin with storage under. Low level WC. Heated towel rail. Shaving point. Spot lights. Extractor fan. UPVC double glazed obscure window to front.

**Bedroom Two**

9'6 x 8'7 (2.90m x 2.62m )

Built in wardrobe. Radiator. UPVC double glazed window to rear.

**Bedroom Three**

9'9 x 6'5 (2.97m x 1.96m)

Radiator. Built in wardrobes. UPVC double glazed window to rear with views towards Wearyall Hill.

**Family Bathroom**

Low level WC, wash hand basin with storage under. Panelled bath. Heated towel rail. Extractor fan. UPVC double glazed obscure window to rear.

**Rear Garden**

Tiered garden enclosed with wooden fencing. Patio area for entertaining. mainly laid to gravel for low maintenance. Borders with various plants, shrubs and bushes. Shed.

**Front of property**

Shingle area. Driveway providing off road parking for four vehicles.

**Garage**

18'7 x 8'1 (5.66m x 2.46m)

Electric roller door. Power and light.

**Disclaimer**

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46 BOUNDARY WAY, GLASTONBURY

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

