

53 Sharpham Road | Glastonbury | BA6 9GD

FREEHOLD

£375,000

PROPERTY SUMMARY



Presented in immaculate order throughout, is this four bedroom detached house in Glastonbury. The property boasts attractive gardens, a double garage and off road parking for up to six vehicles. Internally the property comprises an entrance hall, cloakroom, study, kitchen/diner, living room, four generous sized bedrooms including a master bedroom with en-suite and a family bathroom. An internal viewing is highly recommended.



ENTRANCE HALL

Doors leading to living room, study, kitchen/diner and WC. Radiator. Under stairs storage. Stairs to first floor.

STUDY

7'6" x 7'1" (2.29 x 2.16)

Radiator. UPVC double glazed window to front.

LIVING ROOM

15'2" x 10'11" (4.62 x 3.33)

Two radiators. UPVC double glazed window to rear. Dual aspect UPVC double glazed window to side and UPVC double glazed French doors leading to the patio in the rear garden.

KITCHEN/DINER

22'5" x 9'4" (6.83 x 2.84)

A range of wall, drawer and base units with laminate work surfaces over. One and a half stainless steel sink with mixer tap over. Space and plumbing for a dishwasher. Electric integrated oven with gas hob and cooker hood over. Space for a American fridge/freezer. Radiator. Breakfast bar. UPVC French doors leading to the rear garden. UPVC double glazed window to front. Dining area. Door leading to utility room.

UTILITY ROOM

6'3" x 5'11" (1.91 x 1.8)

Space and plumbing for washing machine. Space for a tumble dryer. Stainless steel sink with drainer and mixer tap over. Boiler. Radiator. UPVC double glazed window to rear.

CLOAKROOM

Low level WC, pedestal wash hand basin. Tiling to splash. Radiator. Extractor fan.

STAIRS TO FIRST FLOOR.

LANDING

Radiator, Doors leading to bedroom one, two, three, four and family bathroom. Airing cupboard. Loft access.

Detached House

Kitchen/ Diner

Living Room

Utility Room

Study

Family Bathroom

Four Bedrooms

Off Road Parking

Double Garage



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PROPERTY**

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BEDROOM ONE

11'2" x 13'7" (3.4 x 4.14)

Radiator. UPVC double glazed dual aspect window to front and side. Door to en suite.

ENSUITE

Low level WC, wash hand basin with storage underneath and walk in shower. Extractor fan. Tiling to splash. UPVC double glazed obscure window to front.

BEDROOM THREE

9'6" x 10'4" (2.9 x 3.15)

Radiator. UPVC double glazed window to front.

BEDROOM TWO

9'6" x 11'10" (2.9 x 3.61)

Radiator. Dual aspect double glazed window to front and side.

BEDROOM FOUR

10'6" x 8'9" (3.2 x 2.67)

Radiator. UPVC double glazed window to rear.



FAMILY BATHROOM

Low level WC, pedestal wash hand basin and panelled bath with shower over. Tiling to splash prone areas. Extractor fan. Radiator. UPVC double glazed obscure window to rear.

REAR GARDEN

The garden is mostly laid to lawn, enclosed with wooden fencing. Patio area, great for entertaining. Wood storage. Double garage. Side gate leading to driveway and double garage.

FRONT OF THE PROPERTY

Garden laid to lawn, enclosed with boarders, plants and shrubs.

DOUBLE GARAGE

17'5" x 16'5" (5.31 x 5)

Two up and over door. Power and light. Driveway providing off road parking for six cars.



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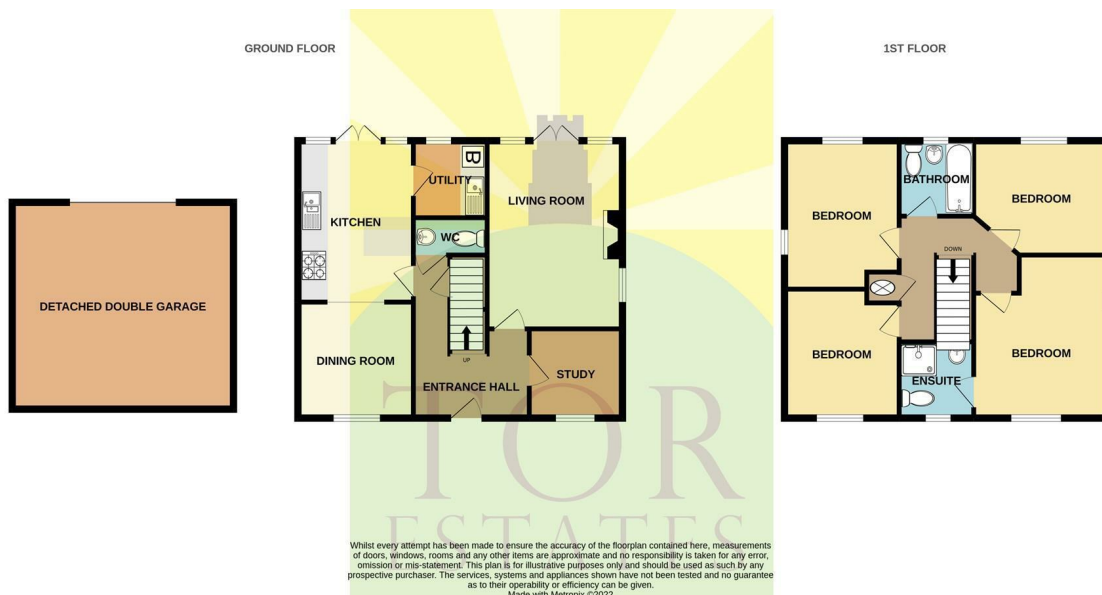
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



