

1 Edgarley Close | Glastonbury | BA6 9GE

FREEHOLD

£330,000

## PROPERTY SUMMARY



This extremely well presented detached four bedroom house situated on the popular Dunstan Park development, on the outskirts of Glastonbury has come to the market. The property offers a kitchen/diner, living room, downstairs cloakroom, four bedrooms and a family bathroom. Outside, at the rear is an off road parking space and a neatly maintained back garden. An internal viewing is highly recommended.

### ENTRANCE HALL

Door into a double storage cupboard. Radiator. Doors leading to kitchen, lounge/diner and WC. Understairs storage cupboard.

### LOUNGE/DINER

16'5" x 17'11" (5 x 5.46)

Radiator. UPVC double glazed dual aspect window to front. UPVC double glazed windows to rear. UPVC double glazed French doors leading on to rear garden.

### KITCHEN/DINER

11'3" x 11'2" (3.43 x 3.4)

A range of wall, drawer and base units with laminate work surfaces over. Integrated electric oven with gas hob with cooker hood over. Space and plumbing for a washing machine. Space and plumbing for a dishwasher. Stainless steel sink with taps over. Tiling to splash. Breakfast bar. Space for upright fridge/freezer. UPVC double glazed window to rear.

### CLOAKROOM

Low level WC. Pedestal hand basin. Radiator. UPVC obscure window to rear.

### STAIRS TO FIRST FLOOR

### LANDING

Doors leading to bedroom one, two, three, four and family bathroom. Radiator. Door to airing cupboard. Loft access. UPVC double glazed window to front.

### BEDROOM ONE

13'1" x 9'4" (3.99 x 2.84)

Radiator. UPVC double glazed window to rear.



Detached House  
Kitchen/Diner  
Living Room  
Cloakroom  
Four Bedrooms  
Bathroom  
Rear Garden  
Off Road Parking  
Gas Central Heating



**INTERESTED IN THIS  
PROPERTY**

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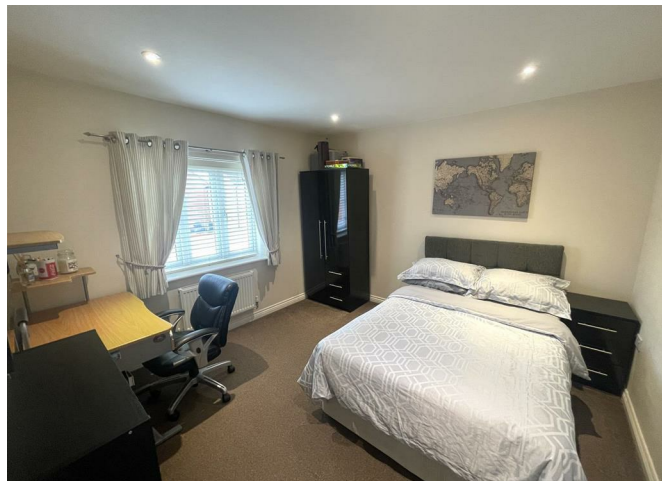
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**BEDROOM TWO**

10'9" x 10'9" (3.28 x 3.28)

Radiator. UPVC double glazed window to rear.

**BEDROOM THREE**

11'9" x 7'0" (3.58 x 2.13)

Radiator. UPVC double glazed window to front.

**BEDROOM FOUR**

9'4" x 8'4" (2.84 x 2.54)

Radiator. UPVC double glazed window to front.

**BATHROOM**

Three piece white suite comprises of low level WC, pedestal wash hand basin and panelled bath with electric shower over. Tiling to splash prone areas. Radiator. Extractor fan. Spotlight's.

**OUTSIDE**

**REAR GARDEN**

Enclosed with a mixture of wooden fencing and brick wall. Laid to lawn with a patio area for entertaining. Shed. Off road parking at the rear side of the property.

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20 High Street  
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| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) <b>A</b>                          |                         |         |           |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         |         |           |
| (55-68) <b>D</b>                            |                         |         |           |
| (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 | 77      | 88        |

