



25 Walton Close | Glastonbury | BA6 9GL

FREEHOLD

£365,000



## PROPERTY SUMMARY

4  2  2  B 

Presented in immaculate order throughout, is this four bedroom detached house in Glastonbury. The property boasts a quiet, end of cul de sac location with a front and rear garden, a garage and off road parking for several 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

Radiator. Door leading to cloakroom, study, kitchen/diner and living room. Door to under stairs cupboard. Stairs to first floor.

### Cloakroom

Low level WC, pedestal wash hand basin. Tiling to splash. Radiator. Consumer unit. Extractor fan. UPVC double glazed obscure window to front

### Study

9'11x9'1 (3.02mx2.77m)

Radiator. UPVC double glazed window to side.

### Living Room

16'7x 11'9 (5.05mx 3.58m)

Radiator. Modern feature electric fire place. Two radiators. UPVC double glazed bay window to front.

### Kitchen/Diner

19'6x9'5 (5.94mx2.87m)

A range of wall, drawer and base units with work surfaces over. Stainless steel sink with drainer and mixer tap over. Double electric oven with gas hob and cooker hood over. Integrated fridge and freezer. Integrated dish washer. Tiled floor. UPVC double glazed window to side. UPVC double glazed french doors leading to patio. Door leading to utility room.

### Utility Room

Integrated washing machine. Stainless steel sink with drainer and mixer tap over. Space for tumble dryer. Boiler. Radiator. Base units with laminate work surfaces over.



Detached House

Kitchen/Diner

Study

Living Room

Cloakroom

Utility Room

Master Bedroom With Ensuite

Family Bathroom

Garage

Front And Rear Garden



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PROPERTY**

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**Landing**

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

**Master Bedroom**

12'1x13'11 (3.68mx4.24m)

Built in wardrobes. Radiator. Door to en suite. UPVC double glazed window to front.

**Ensuite**

Low level WC, pedestal wash hand basin. Walk in shower with main power shower. Tiling to splash. UPVC double glazed obscure window to side.

**Bedroom Two**

13'8" x 9'1" (4.17m x 2.77m)

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

**Bedroom Three**

9'8 x 9 (2.95m x 2.74m)

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

**Bedroom Four**

8'11 x 6'11 (2.72m x 2.11m)

Radiator. UPVC double glazed window to side.

**Family Bathroom**

Three piece white suite, low level WC, pedestal wash hand basin and panelled bath with shower over. Glass shower screen. Tiling to splash. Radiator. UPVC double glazed window to rear.

**Rear Of Property**

Patio. A decking area for entertaining enclosed with wooden fencing. Plants, shrubs and flowers. Garden shed. Water feature. Side gate for access to the front of the property.

**Front Of The Property**

Drive way providing off road parking for several cars. Laid to shingle to the front of the property.

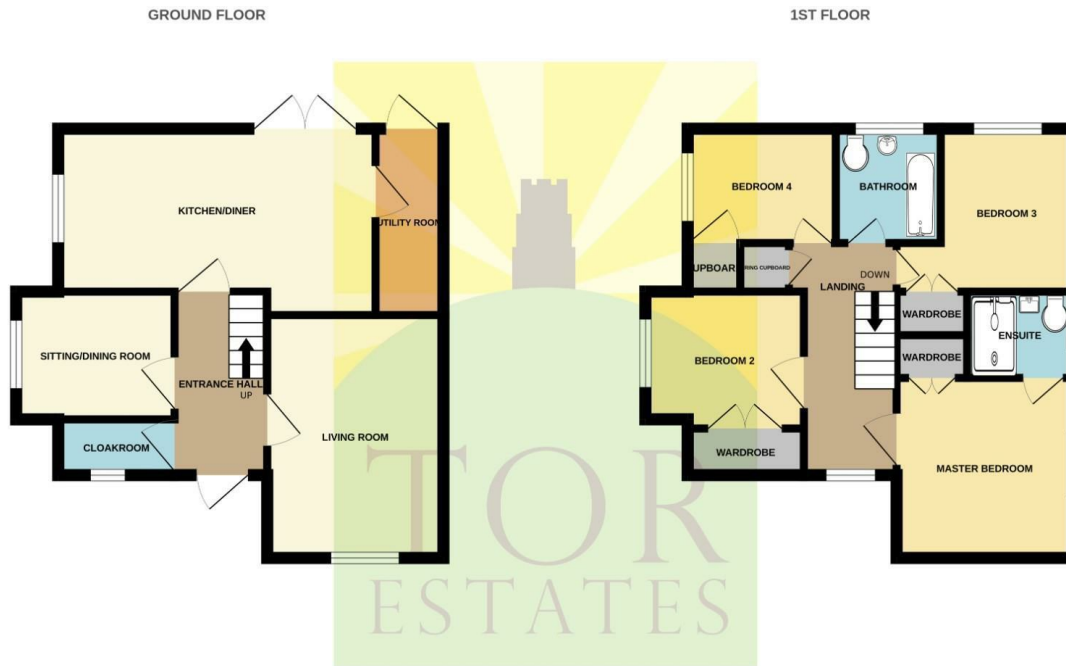
**Garage**

17'9 x 8'11 (5.41m x 2.72m)

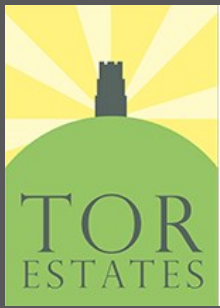
Up and over door. Power and light. Side door leading to the garden. Storage in the roof.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>84</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		





