





£399,950

To View:

Holland & Odam  
30 High Street, Glastonbury  
Somerset, BA6 9DX

01458 833123  
glastonbury@hollandandodam.co.uk



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Energy Rating

E



Council Tax Band D

**Services**

Mains electricity, water and drainage are connected. Oil fired central heating system.

**Local Authority**

Somerset Council  
03001232224  
somerset.gov.uk

**Tenure**

Freehold



## Directions

On entering Glastonbury from Street/Bridgwater, at the main roundabout (B & Q on the left) take the second exit onto the by-pass. Continue straight ahead at the first roundabout and at the next roundabout turn left, signposted to Meare. Continue into the village and pass through towards the outskirts where Kirlegate will be found on the right. Turn here and take the first left turning, where number 1 can be found on your left.



## Description

Beautifully refurbished three-bedroom bungalow set in a quiet cul-de-sac in Meare, just minutes from Glastonbury. The property features a striking double-height entrance hall, stylish open-plan kitchen/diner, spacious sitting room with wood burner, and three double bedrooms. To the rear, there are lovely landscaped gardens, perfect for alfresco dining, with ample off street parking to the front for multiple vehicles on two driveways, and a double garage with electric door.

Stepping through the front door, you're welcomed into a striking entrance hall with impressive double-height ceilings and parquet flooring underfoot. Flooded with natural light from a high-level window, the hallway sets a bright and spacious tone for the rest of the home. A unique mezzanine level accessed via a loft hatch and ladder creates a cleverly designed den or games space, ideal for children or useful storage storage.

Parquet flooring flows into the sitting room which is generously proportioned and offers a stone fireplace, wood-burning stove, alcove shelving and Patio doors open directly to the rear garden, flooding the room with plenty of natural light.

At the heart of the home lies the open-plan kitchen and dining area. Finished with sleek soft-close cabinetry, solid timber worktops and a central island with breakfast bar, this is a room that brings function and style together. Integrated appliances include a hob with modern extractor, oven, microwave, fridge/freezer, dishwasher and washing machine. A full-height bi-folding door opens the space onto the paved terrace, creating seamless indoor-outdoor living.

Three comfortable double bedrooms are located off the inner hallway, each with their own built-in wardrobes and front or rear-facing windows. Bedrooms one and two are both comfortable doubles, located at the front of the property, while bedroom three located at the rear proves internal access into the double garage.

Completing the internal layout is a well-appointed and recently updated shower room. Stylishly tiled from floor to ceiling, it features a large walk-in shower with glass screen, vanity unit with basin and storage, toilet, LED mirror, heated towel rail, underfloor heating and extractor fan.



## Location

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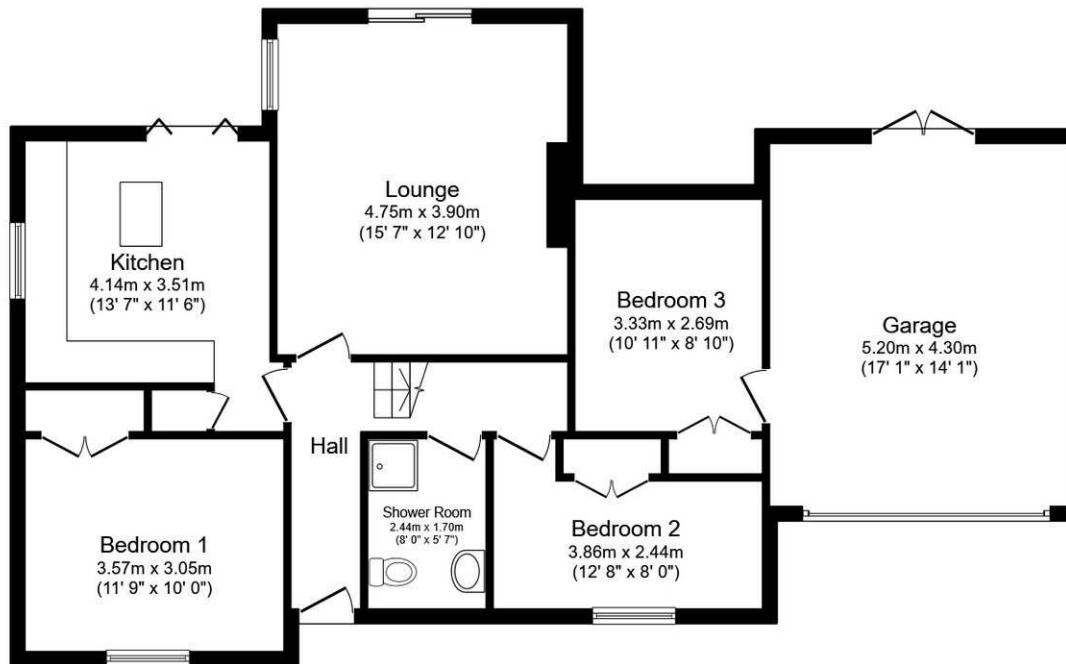




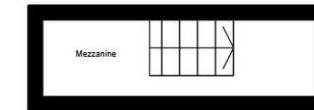
Occupying a generous and level plot, the property's gardens are both private and secure, perfect for families or those with pets. A large porcelain-tiled terrace spans the rear of the home, connecting both the living room and kitchen via wide doors. This sunny space is ideal for outdoor dining and summer entertaining, complemented by garden lighting and external sockets.

- Nestled away in the quiet, popular village of Meare, this superbly presented home enjoys a cul-de-sac position close to Glastonbury and surrounded by open countryside.
- Tastefully modernised throughout, combining contemporary finishes with well-considered design.
- A striking double-height hall with parquet flooring and a mezzanine-level den creates a bright first impression.
- Generous sitting room with wood burner and garden access.
- Modern, open plan kitchen diner with central island fitted with a range of sleek wall and base units, and bi-fold patio doors overlooking the pretty garden to the rear.
- Three well-proportioned bedrooms, each with built-in wardrobes, offering flexible accommodation for families, guests or home working.
- The enclosed rear garden includes a porcelain-tiled terrace, lawn, mature borders, and outdoor lighting and power.
- A gravelled driveway provides space for multiple vehicles, alongside a double garage with electric door, power and lighting.





**Ground Floor**  
Floor area 100.6 sq.m. (1,083 sq.ft.)



**Mezzanine**  
Floor area 4.4 sq.m. (47 sq.ft.)

**Total floor area: 105.0 sq.m. (1,130 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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