





£450,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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Energy Rating C

Council Tax Band D



Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

On entering Glastonbury from Street/Bridgwater (A39) at the Wirral Park roundabout (B & Q on the left) take the third exit into Street Road. Continue, passing Morrisons Supermarket on the left, and at the mini-roundabout turn right up Fishers Hill. At the top of the hill, as the road bears sharp left, turn right into Hill Head and then take the first turning on the right into Hill Head Close. Continue into the cul-de-sac and at the 'T' junction turn right, where the property can be found at the end of the close.

Description

Available with No Onward Chain and occupying a sought after position on the edge of Glastonbury, this impressive detached family home offers generous and versatile accommodation, complemented by double garaging, ample parking and a private enclosed garden. Beautifully arranged for modern family life, the property combines spacious reception rooms with three double bedrooms, whilst enjoying elevated views across the town towards Glastonbury Abbey and the surrounding landscape.

A covered entrance porch opens into a welcoming reception hall where stairs rise to the first floor and doors lead to the principal accommodation. The ground floor has been thoughtfully arranged to provide flexible living space, including a study which could equally serve as a fourth bedroom if required. The sitting room is particularly generous in size, enjoying a pleasant outlook over the rear garden and opening through double doors into the dining room. From here, glazed doors open directly onto the elevated sun deck, creating an excellent connection between the house and garden. The adjoining kitchen is fitted with a comprehensive range of wall, base and drawer units with work surfaces over and incorporates integrated appliances including an electric oven, gas hob, dishwasher and fridge. A separate utility room provides additional storage and space for laundry appliances, whilst a cloakroom completes the ground floor accommodation.

The first floor landing creates an impressive sense of space with a gallery overlooking the entrance hall below. Three well proportioned double bedrooms are served by a family bathroom fitted with a modern white suite including a bath with shower over, wash hand basin and WC. The principal bedroom enjoys an elevated rear aspect with attractive views across the town and benefits from a dedicated dressing room with built in wardrobes leading through to an en suite shower room. Bedroom two also enjoys a rear facing outlook, offering glimpses towards Glastonbury Abbey, whilst the third bedroom overlooks the side aspect.

Location

The property is situated in an elevated position approximately half a mile from the High Street with its good range of shops, supermarkets, restaurants, public houses and health centres. The Cathedral City of Wells is 6.5 miles whilst Street is 2 miles and also offers good facilities including Strode College, Strode Theatre, both indoor and outdoor swimming pools and the complex of shopping outlets in Clarks Village. The M5 motorway can be accessed at Junction 23, some 14 miles distant whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.



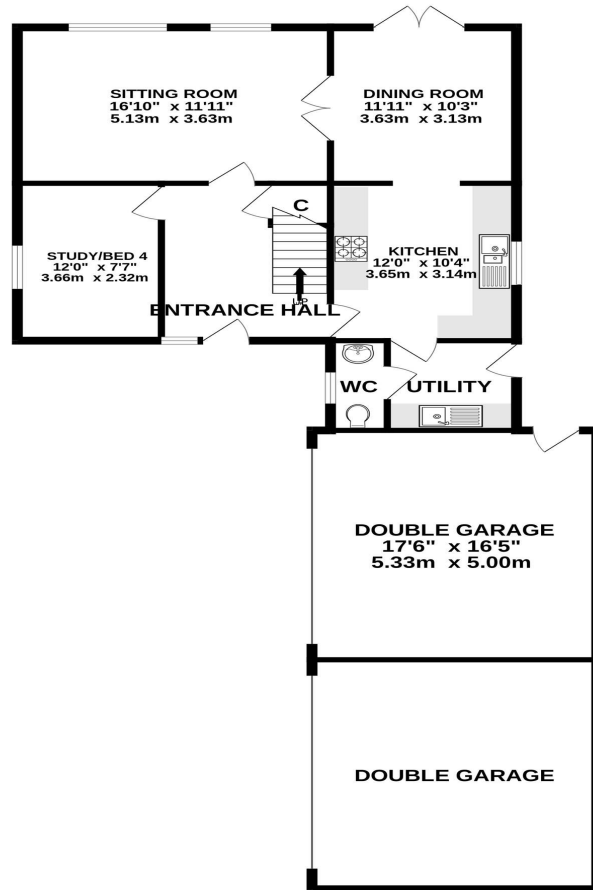


The property is approached via a private driveway providing parking for several vehicles and leading to two double garages, both equipped with automatic doors, power and lighting. A pedestrian access leads around the side of the house where a useful timber garden store provides practical outdoor storage. The rear garden offers an excellent degree of privacy and has been designed for both relaxation and entertaining. There is an elevated deck, whilst a further secluded seating area is tucked away within the garden. The remainder is laid principally to lawn, creating an attractive and manageable outdoor space for families and keen gardeners alike.

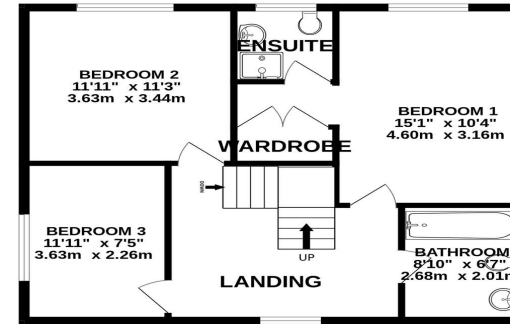
- Detached family home situated within a sought after area of Glastonbury, conveniently placed for the town centre, local amenities and many of the area's landmarks. Available with No Onward Chain
- Spacious and flexible accommodation extending over two floors, including a ground floor study that could equally serve as a fourth bedroom for guests or multi generational living.
- Generous sitting room overlooking the rear garden, opening through double doors to a separate dining room with direct access onto an elevated sun deck ideal for entertaining.
- Well appointed kitchen fitted with an extensive range of storage units and integrated appliances, complemented by a separate utility room and convenient ground floor cloakroom.
- Principal bedroom with dressing room, built in wardrobes and en suite shower room, enjoying elevated views across Glastonbury and the surrounding countryside beyond.
- Two further double bedrooms and a family bathroom, with bedroom two benefiting from attractive rooftop views towards the historic Glastonbury Abbey.
- Enclosed rear garden offering excellent privacy, lawned areas, sun deck, secluded seating spaces, useful timber storage shed, extensive driveway parking and two double garages.



GROUND FLOOR
1254 sq.ft. (116.5 sq.m.) approx.



1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1900 sq.ft. (176.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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