





£480,000

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 E



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 approaching Glastonbury from Street/Bridgwater at the relief road roundabout (B & Q on the left), take the second exit onto the by-pass. Take the first turning on the right into Ranger Road and at the junction bear left into Boundary Way and proceed for approximately three hundred and fifty yards where the property will be identified on the right-hand side by our 'For Sale' board.

Description

This attractively designed four bedroom detached family home offers well balanced accommodation in a highly sought after residential setting. The property has been updated in recent years and benefits from two bathrooms and a well appointed kitchen/breakfast room. There are two reception rooms together with a conservatory and a useful garden room adjoining the garage. Outside, the house enjoys a particularly generous rear garden along with driveway parking (with electric car charging point) to the double garage.

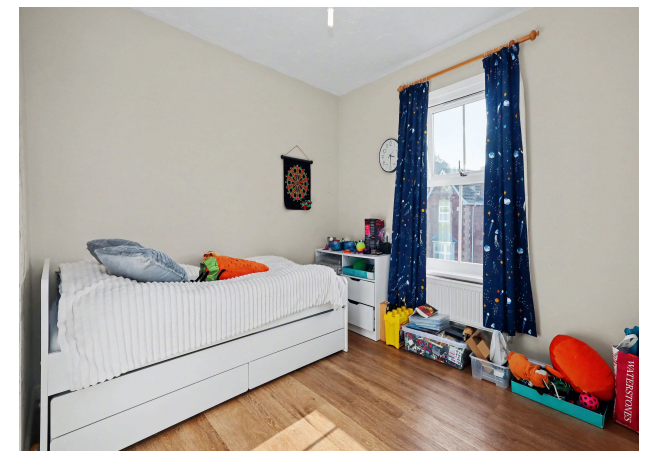
The front entrance door opens into the reception hall where stairs rise to the first floor landing. From here, doors lead to the principal ground floor rooms including the cloakroom. The sitting room enjoys a window to the front together with a tiled fireplace forming the focal point of the room, while glazed doors open through into the conservatory. The dining room is accessed through double doors from the hall and has a front facing window, creating a pleasant and versatile second reception space.

The kitchen has been thoughtfully updated and fitted with an extensive range of wall, base and drawer units with quartz work surfaces over. There is space for a gas or electric range cooker together with an integrated fridge freezer and dishwasher. Off the kitchen is the utility room with space and plumbing for a washing machine and tumble dryer, and a door opening into the garden room adjoining the garage. On the first floor landing, doors lead to four well proportioned bedrooms together with the family bathroom. Bedrooms one and four overlook the rear garden, with the principal bedroom also benefiting from built in wardrobes and an en suite shower room. Bedrooms two and three are positioned to the front, with bedroom two also including a built in wardrobe. The family bathroom has been updated with a suite comprising a panelled bath with shower over, wash hand basin and WC.

Location

The property is situated on the popular Millstream Development towards the south western outskirts of the town, yet being within walking distance of Morrisons and Tesco supermarkets and the centre of this historic town. Glastonbury is famous for its Tor and Abbey Ruins and has a good range of shops, bank, cafes, Inns, schools and two health centres. The thriving centre of Street is some two miles and offers a more comprehensive range of shopping, sporting and recreational facilities including Clarks Village, complex of factory shopping outlets, both indoor and outdoor swimming pools and Strode Theatre. The Cathedral City of Wells is some 6 miles whilst the nearest M5 motorway interchange at Dunball, Bridgwater is approximately 14 miles. Bristol, Bath, Taunton and Yeovil are each within an hour's drive.



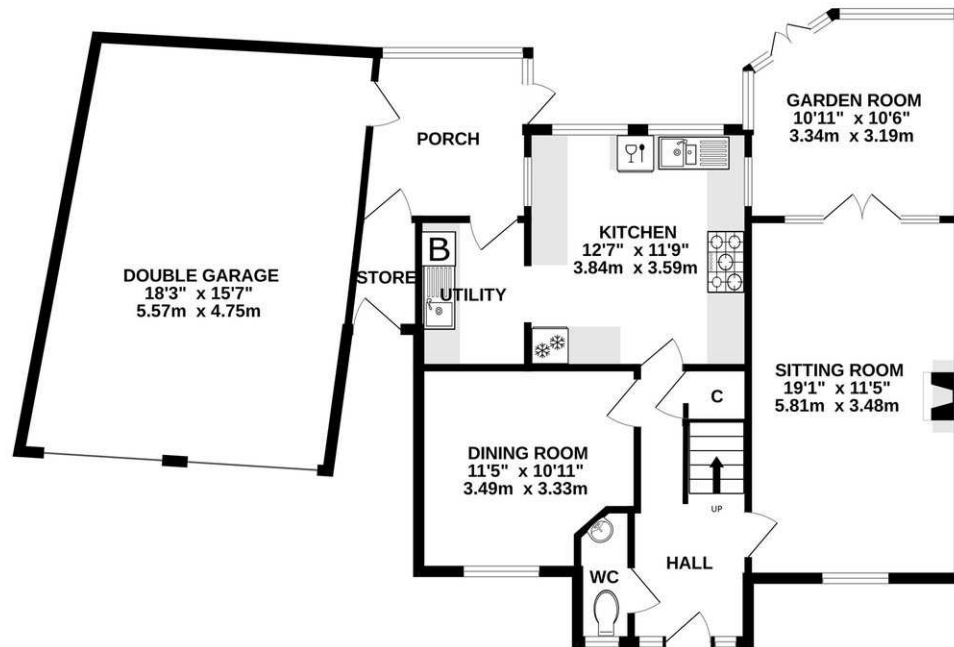


Outside, the property is approached via a driveway, with electric car charging point, providing parking for several vehicles and leading to the double garage. Between the house and garage is a useful covered area with outside tap and access into the rear garden, along with doors into the garden room, garage and utility room. The rear garden is particularly well proportioned and attractively arranged with shaped lawn, patio, sun deck and seating areas positioned around the garden to enjoy the sunlight throughout the day, especially during the spring and summer months.

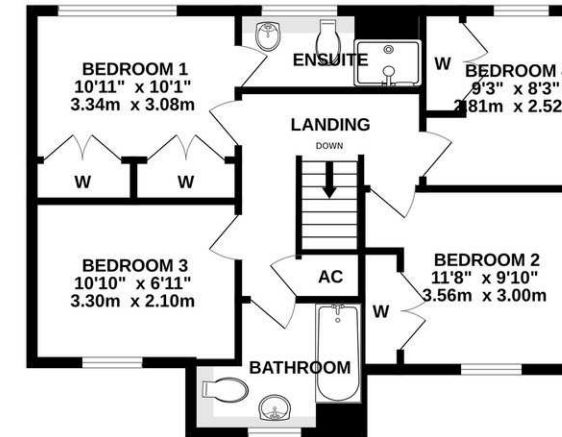
- Attractive four bedroom detached family home offering well balanced accommodation with two reception rooms, conservatory and a useful garden room adjoining the garage.
- Updated kitchen fitted with a comprehensive range of wall, base and drawer units with quartz work surfaces and space for a range cooker and integrated appliances.
- Separate utility room with space and plumbing for washing machine and tumble dryer.
- Four well proportioned bedrooms arranged on the first floor, including a principal bedroom with built in wardrobes and en suite shower room.
- Modernised family bathroom fitted with a panelled bath with shower over, wash hand basin and WC.
- Driveway parking leading to a double garage with electric car charging point.
- Generous rear garden with shaped lawn and patio seating areas positioned to enjoy sunlight throughout the day during the warmer months.



GROUND FLOOR



1ST FLOOR



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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