





£390,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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1



2

Energy
Rating

D

Council Tax Band C



Services

Mains electricity, water and drainage are connected. Oil fired central heating. Photovoltaic tiles (solar) to the rear elevation. LPG supplied to the hob in the kitchen and heater in sitting room.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

On entering the village from Street/Baltonsborough, proceed to the staggered crossroads in the village centre, (Greyhound Inn opposite), and proceed straight ahead into Ham Street. St Dunstans Park can be found on the right, where No.5 will be found in the corner on the right-hand side.

Description

This extended semi detached family home is conveniently positioned close to the centre of the village, within easy reach of local amenities including the primary school, shop and public house. The property offers generous and flexible accommodation, including five bedrooms, well balanced living space on the ground floor and excellent parking. A particular feature is the enclosed rear garden, which enjoys a sunny south westerly aspect and a good degree of privacy. Well presented throughout, the house is ideally suited to a growing family with the benefit of home working/hobbies space.

The front entrance porch opens into a welcoming hallway where stairs rise to the first floor and doors lead to all principal ground floor rooms, together with a cloakroom and utility. The sitting room, currently used as a dining room, enjoys dual aspect windows and features an LPG gas fire as a focal point. A further reception room offers flexibility as a second sitting room or dining room and opens into the garden room, which enjoys views over the rear terrace and garden. The kitchen/breakfast room is well appointed with a comprehensive range of wall, base and drawer units, together with integrated appliances including a double oven, microwave, warming drawer, LPG hob and fridge, plus space for a dishwasher. Double doors open directly onto the garden, with additional natural light borrowed from the garden room. The utility room provides space and plumbing for a washing machine, houses the oil fired boiler and gives internal access to the garage.

On the first floor, the landing leads to three bedrooms and the family bathroom. Bedrooms one and two enjoy views over the rear garden and both benefit from fitted wardrobes, while bedroom three is a well proportioned room with a front facing aspect. The bathroom has been updated with a modern suite including a walk in shower with overhead and handheld fittings, vanity unit with inset wash basin and WC. From the main hallway, a second staircase rises to the extended part of the house where two further bedrooms are located, both with roof lights and offering excellent flexibility for use as bedrooms, home offices or hobby rooms.

Location

The property is situated in the popular village of Baltonsborough which has local amenities including Post Office/General Store, Inn, Primary School and Parish Church. Baltonsborough is some four and a half miles from both the historic town of Glastonbury and the thriving centre of Street which offer good shopping, sporting and recreational facilities. The nearest M5 motorway interchange at Dunball, Bridgwater (Junction 23) is within half an hour's drive, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.





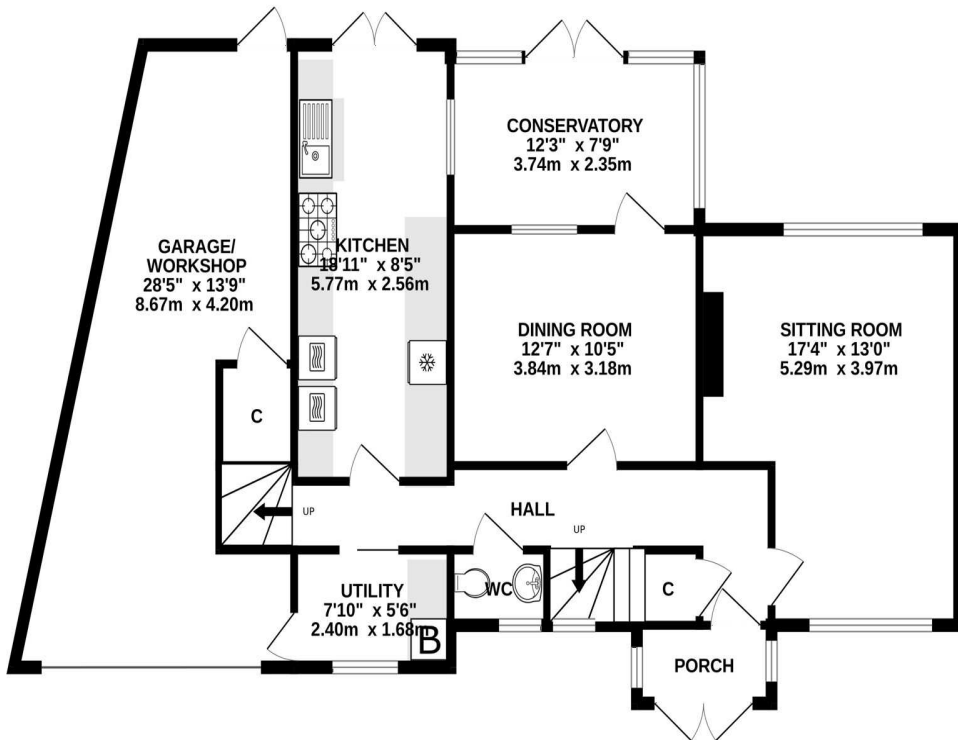
The property is approached from the close with ample driveway parking leading to the garage, together with an additional gravelled parking area and front lawn. Access to the rear garden is available from the garden room, kitchen and via a pedestrian pathway along the side of the house. To the rear, a patio and terrace provide an ideal space for outdoor dining and seating, making the most of the south westerly aspect. The garden is mainly laid to lawn, attractively shaped and enclosed by mature borders, with a pathway leading to a timber garden shed at the foot. The tandem garage is fitted with an automatic roller door and currently provides parking to the front with a useful workshop area to the rear, along with a pedestrian door into the garden.



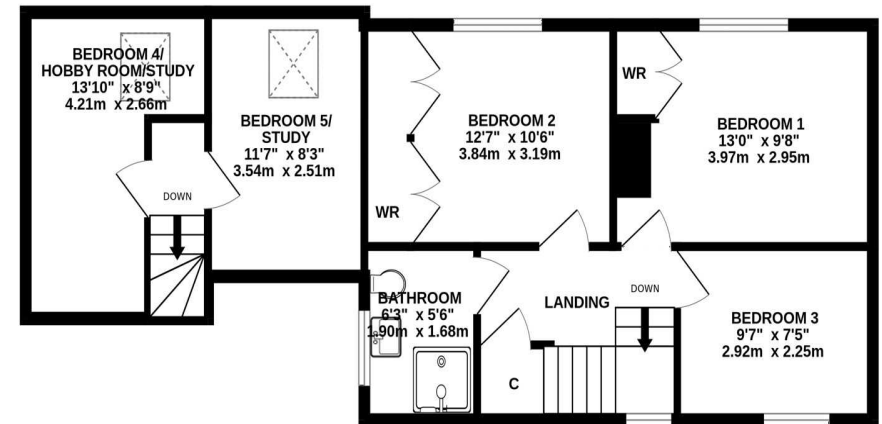
- Extended semi detached family home offering five bedrooms, providing flexible accommodation suitable for family living, home working or hobbies
- Well balanced ground floor layout including two reception rooms, a garden room and a generously sized kitchen/breakfast room with direct access to the garden
- Modern kitchen with a range of integrated appliances including double oven, microwave, warming drawer, fridge, with space for a dishwasher
- Updated family bathroom featuring a contemporary style walk in shower, vanity unit with inset wash basin and WC, complemented by fitted storage
- Ample off road parking with driveway, additional gravelled parking area and tandem garage with automatic roller door and workshop space to the rear
- Enclosed rear garden enjoying a sunny south westerly aspect, with patio and terrace for outdoor seating, shaped lawn and established borders providing privacy
- Convenient village location close to the school, shop and public house, with easy access to surrounding countryside and nearby towns



GROUND FLOOR
1063 sq.ft. (98.8 sq.m.) approx.



1ST FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 1713 sq.ft. (159.1 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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