





£440,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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Energy
Rating

TBC

Council Tax Band C



Services

Mains electricity, gas, water and drainage are connected. Gas central heating system. Photovoltaic tiles with battery storage.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From the town centre proceed up the High Street passing St John's Church on the left. At the top of the hill turn left and after approximately half of a mile, before you reach St. Dunstons School, no.58 can be found on the right-hand side.

Description

Occupying a convenient position within easy reach of local schools and amenities, this substantially extended detached family home offers spacious and versatile accommodation throughout. At the heart of the property is a superb open-plan kitchen and dining area, complemented by a generous sitting room, conservatory and four double bedrooms. Outside, the beautifully established garden enjoys elevated views, mature planting and sunshine throughout much of the day.

The property is entered via a welcoming reception hall, where stairs rise to the first floor and doors lead to the principal ground floor rooms. Positioned at the front of the house, the sitting room enjoys a pleasant outlook and centres around a feature inset gas fire. Double doors create a natural connection with the dining area beyond, allowing the space to be opened up for entertaining or separated when required.

The original kitchen area now includes several fitted cupboards and a useful walk-in pantry. Beyond, the home opens into a superb kitchen extension fitted with a comprehensive range of modern cabinetry beneath granite work surfaces. Integrated appliances include a Küppersbusch double oven, Bosch induction hob and fridge, whilst there is additional space for a dishwasher. The kitchen flows seamlessly into the dining area, enhanced by roof lights that draw in natural light, together with a study corner ideal for home working. Sliding doors open into the conservatory, which enjoys garden views and direct access outside. A useful side passage links the front and rear of the property whilst also providing access to the cloakroom/utility room and integral garage.

On the first floor, the landing serves both the original accommodation and the extended section of the house. All four bedrooms are comfortable doubles and benefit from built-in wardrobes. Bedrooms one and four face the front and enjoy attractive westerly views between neighbouring rooftops, whilst bedrooms two and three overlook the rear garden. Bedroom two also benefits from an en suite bathroom, making it ideal for guests or older family members. Completing the accommodation is a well-appointed family bathroom fitted with a walk-in shower, wash hand basin, WC and bidet.

Location

The property is situated towards the outskirts of the town approximately half a mile from the High Street with its good range of shops, restaurants, public houses, health centres and supermarkets. The historic town of Glastonbury is famous for its Tor and Abbey Ruins and lies some 6 miles south of the Cathedral City of Wells. Street is 2.5 miles and offers more comprehensive facilities including both indoor and open air swimming pools, Strode Theatre, Strode College and the complex of shopping outlets in Clarks Village. Access to the M5 motorway at Junction 23 (Dunball) is 14.5 miles whilst the major centres of Bristol, Bath and Yeovil are all within approximately one hour's drive.





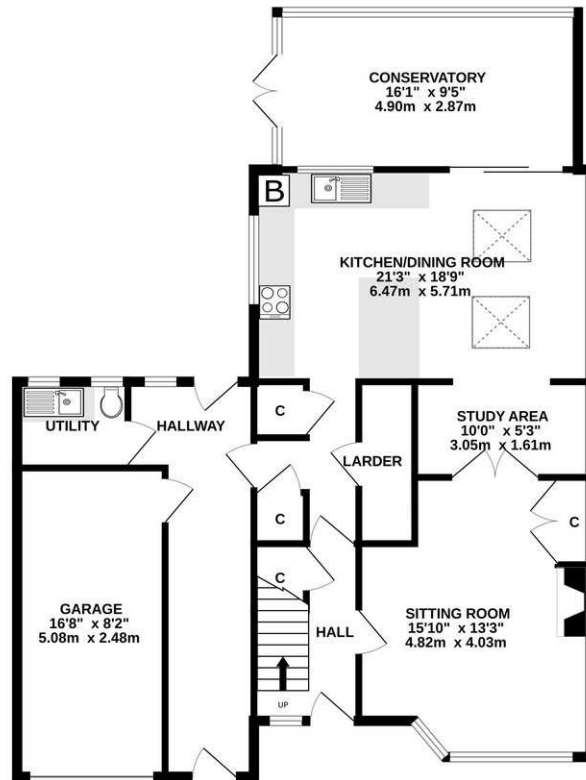
Set back from Wells Road, the property enjoys a generous frontage providing ample off-road parking together with access to the integral garage. Gated side access leads through to the rear garden, which has been thoughtfully landscaped to create a variety of outdoor spaces.

Immediately adjoining the house is a sheltered courtyard seating area, ideal for outdoor dining, while steps rise through the garden to a raised patio and lawn bordered by established shrubs and seasonal planting. An ornamental pond and rockery create an attractive focal point, whilst a recently renewed deck occupies the upper section of the garden. From here, far-reaching westerly views can be enjoyed, particularly during the evening, and the garden benefits from sunshine for much of the day throughout the spring and summer months.

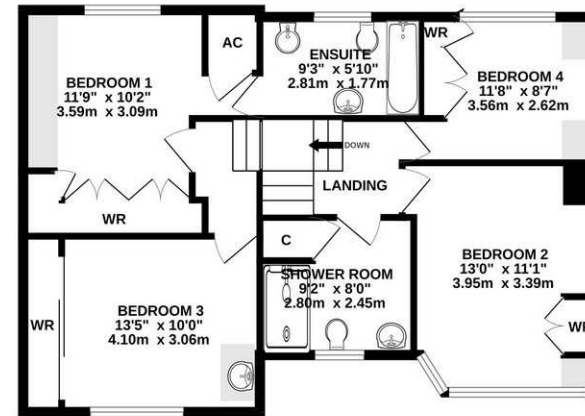
- Substantial four-bedroom detached home enhanced by a two-storey extension, creating spacious and adaptable family accommodation
- Generous sitting room with feature gas fire, flowing through to the dining area and extended living space
- Contemporary kitchen fitted with granite work surfaces, integrated appliances and an open-plan dining area with roof lanterns
- Conservatory overlooking the rear garden, with useful side passage connecting the front, rear and garage
- Four double bedrooms, all benefiting from built-in wardrobes, with the principal guest bedroom enjoying en suite facilities
- Well-appointed family bathroom featuring a walk-in shower, wash basin, WC and bidet
- Established gardens incorporating patios, lawned areas, ornamental pond and elevated deck with far-reaching views
- Photovoltaic roof tiles with battery storage system helping to improve energy efficiency and reduce running costs



GROUND FLOOR
1088 sq.ft. (101.1 sq.m.) approx.



1ST FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 1793 sq.ft. (166.6 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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