





£410,000

**To View:**

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

[glastonbury@hollandandodam.co.uk](mailto:glastonbury@hollandandodam.co.uk)



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3

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](http://somerset.gov.uk)

**Tenure**

Freehold

## Directions

On entering Glastonbury from Street/Bridgwater (A39) at Wirral Park roundabout (B & Q on the left) take the second exit onto the bypass. Take the first turning on the right into Ranger Road, following the road around to the left, where the property can be found a short way along on the left hand side, identified by our for sale board.

## Description

Situated within one of Glastonbury's most sought after residential developments, this beautifully presented detached family home has been thoughtfully extended and updated to create a bright and versatile living environment. The impressive kitchen and dining extension forms the heart of the home, complemented by flexible reception space, three double bedrooms and attractive landscaped gardens. Conveniently positioned for the town centre, Street and surrounding road networks, this is a home ideally suited to modern family living.

The front door opens into a welcoming reception hall where stairs rise to the first floor and doors lead to the principal accommodation. The sitting room is a particularly attractive space, centred around an open fireplace set within a tiled surround and enjoying windows to the front together with a glazed door opening onto the rear garden. Across the hall, a second reception room provides excellent flexibility and can be used as a dining room, family room or ground floor bedroom if required. The standout feature of the property is undoubtedly the kitchen and dining room extension, completed in 2022. Fitted with a comprehensive range of contemporary wall, base and drawer units beneath quartz work surfaces, the kitchen incorporates a range of integrated appliances together with space for larger freestanding appliances. Beyond, the dining area provides ample room for family gatherings, with extensive glazing and bi-fold doors overlooking and opening onto the garden.

On the first floor, the landing serves three well proportioned bedrooms together with the family bathroom and airing cupboard. The principal bedroom enjoys dual aspect views, taking in neighbouring rooftops towards Wearyall Hill from the front and overlooking the rear garden. A dressing area with fitted wardrobes leads through to a stylish en suite shower room. Bedrooms two and three both benefit from fitted wardrobes, with bedroom two enjoying a front aspect and bedroom three overlooking the rear garden. The family bathroom has also been updated and comprises a modern suite including a bath with mains fed 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. Millfield Junior School is on the edge of Glastonbury at Edgarley and Boundary Way is equally convenient for Millfield Senior School in Street. 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.



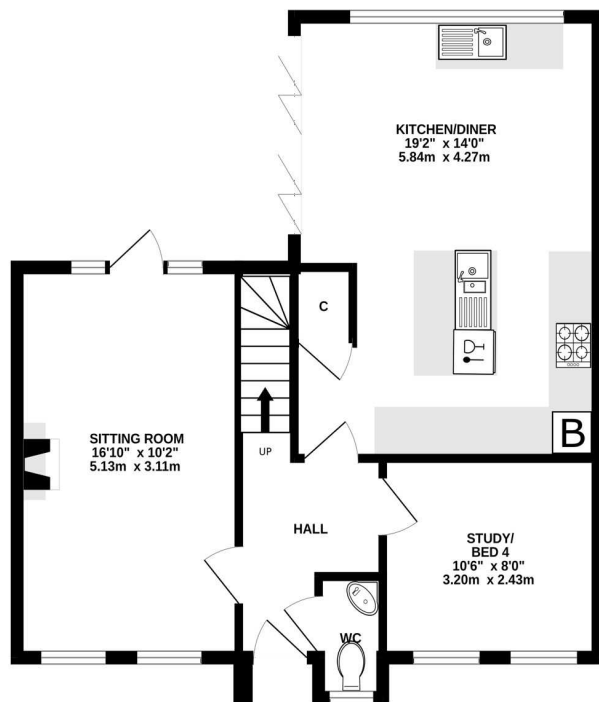


The property is set back behind mature planting with a pathway leading to the front entrance. To the rear, the garden has been carefully landscaped to provide an attractive and secluded outdoor space. A sheltered patio adjoins the house and sits beneath a pergola draped with mature climbing plants, creating an ideal area for outdoor dining and relaxation. Beyond lies a shaped lawn enclosed by colourful established borders stocked with a wide variety of shrubs and flowering plants. The garden enjoys sunshine throughout much of the day, particularly during the spring and summer months. At the foot of the garden is a single garage with power, lighting and useful roof storage, together with driveway parking accessed via a pedestrian gate.

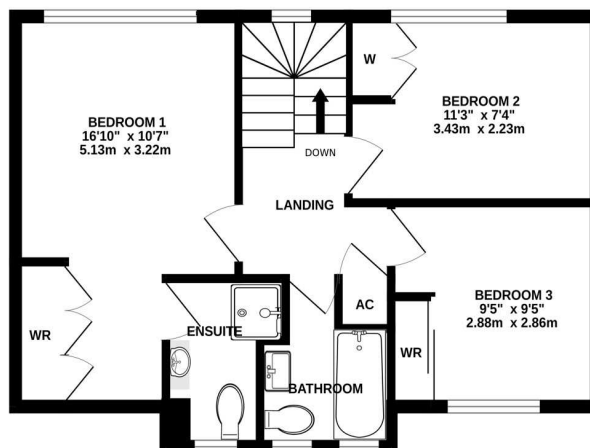
- Beautifully presented detached family home situated within one of Glastonbury's most sought after residential developments. Conveniently placed for the town centre, Street and surrounding road networks.
- Impressive kitchen and dining extension completed in 2022, creating a bright family space with quartz work surfaces, integrated appliances and bi-fold doors opening onto the garden.
- Comfortable sitting room featuring an attractive open fireplace and direct access to the rear garden, providing an excellent space for everyday living and entertaining.
- Flexible second reception room currently used as bedroom, but equally suited as a dining room, study or additional living space, if required.
- Three well proportioned double bedrooms, all benefiting from fitted wardrobes, with the principal bedroom enjoying a dressing area and stylish en suite shower room.
- Updated family bathroom fitted with a modern suite including a bath with mains fed shower over, wash hand basin and WC.
- Attractive rear garden with pergola covered patio, shaped lawn, colourful mature borders, garage with power and lighting, and driveway parking beyond.



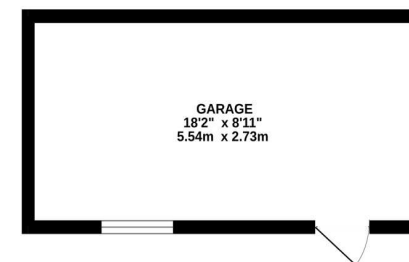
GROUND FLOOR



1ST FLOOR



2ND 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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