





£289,950

To View:

Holland & Odam

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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

Estate/Management Charges £250 PA

In pursuance of the Estate Agents Act of 1976 Holland & Odam wish to disclose that an employee of this firm has a personal interest in the property.

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 into Wells Road and continue for approximately 1.5 miles and then turn left into Dunstan Park. Continue through the development where the property can be found on the left hand side just before the entrance to Compton Close.

Description

A superbly presented four bedroom family home situated within the popular Dunstan Park development on the fringes of Glastonbury. The property offers four bedrooms with the master benefitting from an ensuite shower room, a beautiful kitchen diner, sitting room, separate utility room, and a low maintenance garden. There is also a ample off street parking for multiple vehicles.

Stepping into the sizeable entrance hall, you are greeted by a real sense of space that sets the tone of the property. The hallway has stairs rising to the first floor, a useful under stairs cupboard, doors leading to the kitchen diner, sitting room and a convenient cloakroom with toilet and basin.

To the right is the beautiful sitting room spanning the entire depth of the property and boasting a feature fireplace and French doors that open onto the patio, flooding the space with natural light.

Returning to the hallway, a further door opens into the modern kitchen diner. Fitted with a range of shaker style wall and base units and integrated appliances including electric oven, gas hob, extractor fan and dishwasher.

There is ample room for a dining table making this a sociable area perfect for everyday family life. A glazed door provides direct access into the garden, while filling the space with plenty of natural light.

Completing the ground floor is separate utility room with external access fitted with grey shaker style units with space and plumbing for appliances. A door from here leads into the store room with up and over garage door.

Upstairs, the spacious landing leads to four generously proportioned bedrooms. The master bedroom is light and airy and benefits from an ensuite shower room, while the three remaining bedrooms are serviced by the family bathroom with basin, toilet and bath.

Bedroom two is a comfortable double, while bedroom three is a generous single. The final bedroom comfortably accommodates a single bed, but could be purposed as a nursery or home office.

Location

The property is situated on Dunstan Park close to countryside on the outskirts of the historic town of Glastonbury which is famous for its Tor and Abbey Ruins. The town centre offers a good range of shops, banks, restaurants, cafes, health centres, public houses and schooling. The Cathedral City of Wells is 6 miles whilst 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 and restaurants in Clarks Village. Access to the M5 motorway can be gained at Junction 23 (Dunball) some 14 miles distant. Bristol, Bath and Yeovil are all within commuting distance.



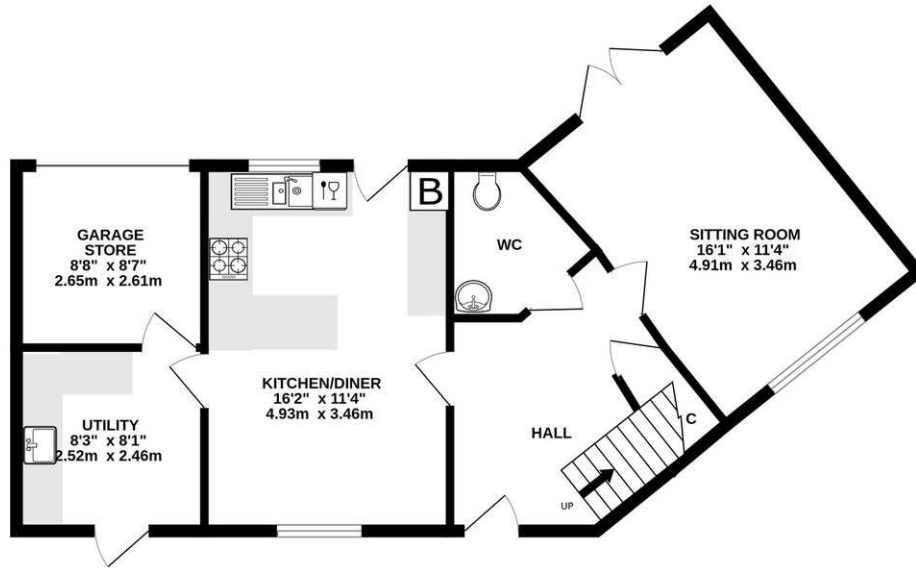


Outside, there is a low maintenance garden to the rear. Mainly laid to artificial grass, there is a patio area adjoining the property, with a paved path leading to a decked area, the perfect space for relaxing in the warmer months. Gated access leads to the driveway, comfortably accommodating multiple vehicles. A gravelled area to the front of the property provides additional off street parking.

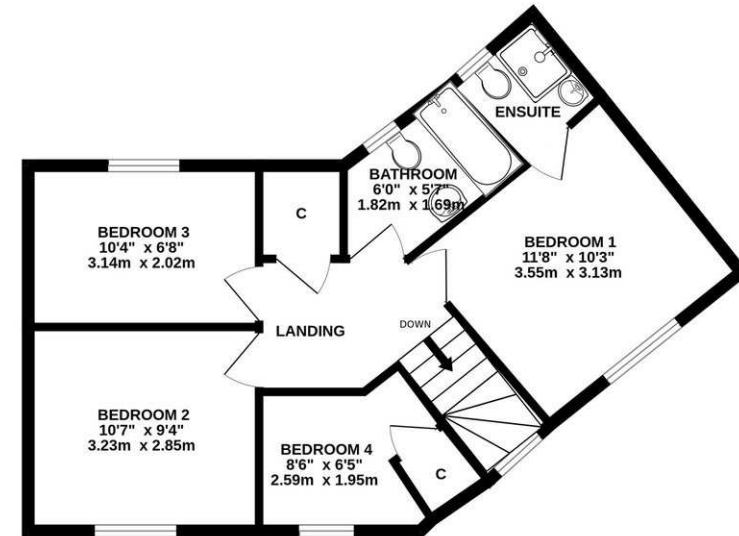
- Superbly presented family homes situated on a popular development on the fringes of Glastonbury.
- Spacious entrance hall with built in storage and convenient cloakroom
- Light and airy sitting room with double doors opening to the garden
- Beautiful kitchen diner with adjoining utility room with separate access
- Master bedroom with ensuite shower room
- Three further bedrooms serviced by a good sized family bathroom
- Low maintenance rear garden
- Ample off street parking for multiple vehicles.



GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1162 sq.ft. (108.0 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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