



7A Church Path, Glastonbury, BA6 9TH
£445,000

*** SPECTACULAR, MODERN, DETACHED FAMILY HOME *** IMMACULATLY PRESENTED THROUGHOUT
 *** FRONT TO BACK LIVING ROOM WITH FEATURE FIREPLACE *** BEAUTIFUL, FRONT TO BACK KITCHEN /
 DINING & FAMILY ROOM *** UTILITY ROOM & CLOAKROOM *** FOUR BEDROOMS *** MASTER EN-
 SUITE SHOWER ROOM *** FAMILY BATHROOM *** OFF STREET PARKING FOR 3 CARS *** FRONT, SIDE
 AND REAR GARDENS ***

Entrance Hall

Accessed via a double glazed composite door with obscure double glazed full height matching side panel, ceiling light, wood effect tiled flooring, stairs to first floor landing, doors to the living room, kitchen/dining room, Utility room and cloakroom.



Cloakroom

A front aspect room with an obscure UPVC double glazed window, ceiling light, extractor fan, wood effect tiled flooring, wash hand basin, low level wc.



Sitting Room

A lovely front to back room with UPVC double glazed windows to the rear and French doors to the front leading out to the front terrace, ceiling lights, underfloor heating, and a feature stone built fireplace with a cast iron log burner on a slate tiled hearth, door to understairs cupboard.

Kitchen/Diner

Another front to back room with UPVC double glazed windows to the front and rear, ceiling spotlights, feature hanging light, tiled flooring with under floor heating. Fitted with a range of base and eye level units with wooden square edge work surfaces, bowl sink, double oven with a four ring induction hob, glazed splashback and stainless steel hood over, space and plumbing for a large american style fridge freezer, built in dishwasher, breakfast bar seating area for at least three people. dining space for dining table and chairs.



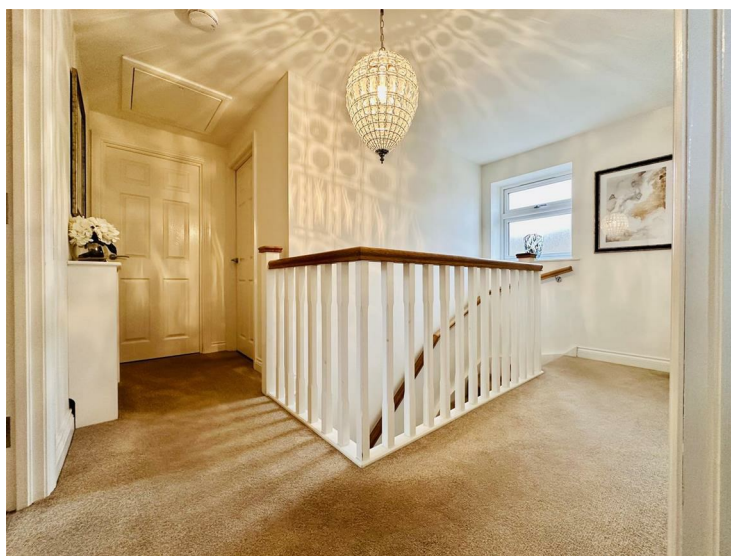
Utility

A rear aspect room with a UPVC double glazed door leading out to the rear garden, ceiling spotlights, extractor fan, wood effect tiled flooring, floor standing boiler system. Fitted with base and eye level units with rolled effect work surfaces, one bowl sink, space and plumbing for washing machine and tumble dryer.



Landing

A gallery landing area, rear aspect obscure UPVC double glazed window, ceiling light, loft hatch, doors to bedrooms one, two, three, four and family bathroom.



Main Bedroom

A front aspect room with UPVC double glazed window, ceiling light, radiator, built in wardrobes, door to en-suite shower room.



Bedroom Three

A rear aspect room with an obscure UPVC double glazed window, ceiling light, radiator.

En-Suite

A part tiled room, chrome heated towel rail, large full width wet room glazed and tiled shower area, with wall mounted mains shower, wash hand basin with chrome mixer tap, low level wc.



Bedroom Four

A front aspect room with UPVC double glazed window, ceiling light, radiator,

Bedroom Two

A front aspect room with UPVC double glazed window, ceiling light, radiator, and built in full width luxury mirrored wardrobes.



Family Bathroom

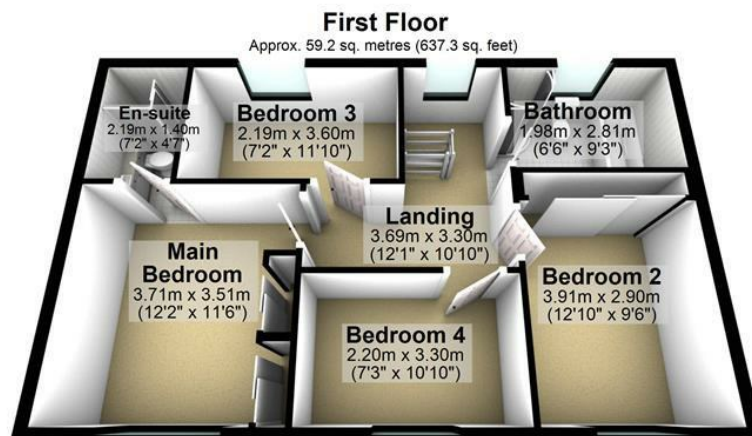
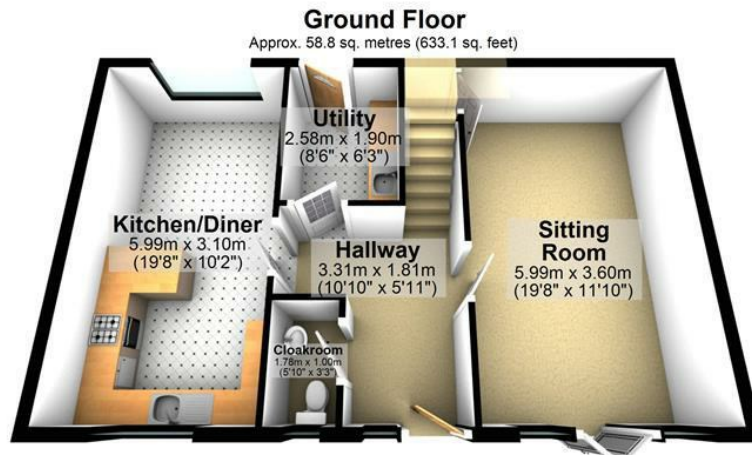
A rear aspect room with obscure UPVC double glazed window, ceiling lights, wood effect flooring, panel enclosed bath, low level wc, wash hand basin, glazed and tiled shower cubicle with wall mounted mains shower system over.



Gardens

Patio/paved walkway, good sized shingle stone area with two outside storage buildings, to the side of the property there is a large oil tank, paved walkway, garden area which in turn leads to the front, which is a good sized south facing patio terrace, gated access points to the drive and parking areas. Ev parking point, of street parking for at least three vehicles.





Total area: approx. 118.0 sq. metres (1270.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	