





£575,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

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Energy Rating C

Council Tax Band F

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system. New boiler installed 2021.

For confirmation of mobile phone and broadband coverage, please visit checker.ofcom.org.uk

Local Authority

Somerset Council / 03001232224 / somerset.gov.uk

Tenure

Freehold

Estate/Management Charges

TBC



Directions

From the town centre, proceed up the High Street passing St John's Church on the left. At the top of the High Street, turn left into Wells Road and continue until you reach a roundabout. Take the third exit towards the hospital following on until you reach the turning for Watts Corner on the right hand side. At the junction turn right and follow the road around to the left, taking the next right turning where the property can be found at the end of the road.

Description

A fantastic opportunity to purchase a wonderfully presented five bedroom home situated at the end of a quiet cul-de-sac within the sought after Watts Corner development on the fringes of Glastonbury. The accommodation is spread across over 2500sq ft, and offers three reception rooms, five bedrooms with two ensuite shower rooms and a fantastic open plan kitchen, living and dining room.

The front door opens into a vast and welcoming reception hall, complete with an attractive staircase leading to a galleried landing, a cloakroom with a toilet and vanity unit, and a useful storage cupboard. Beautiful Cherrywood flooring runs from the hallway into all of the reception rooms.

To the right, through double glazed doors, the dual-aspect sitting room spans the entire property depth and features French doors opening directly to the garden alongside a gas fire set in a stone fireplace. Adjacent to this is the dining room, ideal for entertaining or family gatherings, with direct access to the kitchen/living/breakfast area. The expansive open-plan kitchen is the heart of the home. It features a shaker-style design with a large centre island, complemented by wood effect worktop and integrated appliances, including a double oven, gas hob, extractor hood, fridge, freezer, and dishwasher. With ample space for a dining table and lounge seating, this area also benefits from French doors leading to the rear garden. The adjoining utility room mirrors the kitchen's style with matching wall and base units, a sink, and plumbing for appliances, and an external door for garden access.

Completing the ground floor is a versatile study, which could also function as a snug or playroom. Upstairs, five generously sized bedrooms are accessed via a spacious landing. The master bedroom features double built-in wardrobes and an ensuite bathroom with a bath, separate shower, toilet, and basin.

The second bedroom enjoys the same spacious feel and includes an ensuite shower room and built-in wardrobes. The three remaining light-filled bedrooms, all with built-in wardrobes, are comfortable doubles located at the front of the property, serviced by a well-appointed family bathroom with a bath, separate shower, toilet, and basin.

Location

Situated in a quiet and exclusive development of similar large homes, this property offers the perfect balance of seclusion and convenience. Located on the outskirts of this historic town, with its good range of shops, banks, supermarkets, restaurants, cafes, health centres, schools and public houses. Glastonbury is renowned for its Tor and Abbey Ruins and is some 6 miles from the Cathedral City of Wells. Street is 2 miles and offers more comprehensive facilities including Strode Theatre, Strode College, both indoor and open air swimming pools and Clarks Village with its complex of shopping outlets. Access to the M5 motorway can be gained at junction 23 some 14 miles distant, whilst Bristol, Bath and Yeovil are all within commuting distance.





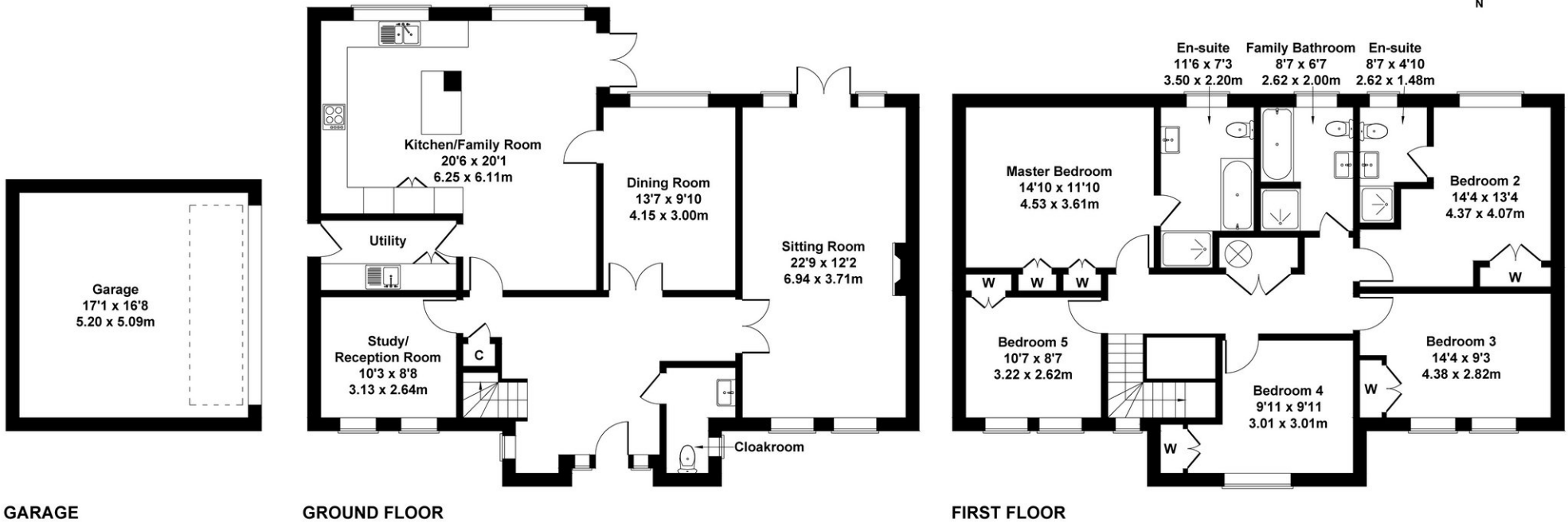
To the front of the property, there is ample off-street parking for multiple vehicles on the driveway, bordered with mature greenery leading to a detached double garage with an electric up-and-over door. A paved pathway leads to the back of the garage, where a potting shed can be found, while a timber gate provides access to the south-facing garden at the rear. A large patio area adjoins the property, perfect for alfresco dining, with a beautiful wisteria climbing the property, coming into bloom in the spring. A further area has been laid to lawn bordered with an abundance of mature plants, shrubs and trees, providing a good degree of privacy for the majority of the year.

- Beautifully presented five bedroom detached home nestled away at the end of a quiet cul-de-sac within the popular Watts Corner development.
- Generously proportioned accommodation throughout.
- Three reception rooms and an open plan kitchen, dining & family room with doors opening to the garden at the rear.
- Five large bedrooms, all with fitted wardrobes, two of which benefit from ensuite shower rooms.
- Mature, south facing garden to the rear.
- Driveway for multiple vehicles leading to double garage with electric up and over door.



44 Watts Corner, Glastonbury

Approximate Gross Internal Area
2530 sq ft - 235 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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