





£375,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

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glastonbury@hollandandodam.co.uk



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Energy Rating D

Council Tax Band C



Services

Mains electricity, gas, water and drainage are connected. Gas central heating system. For information regarding broadband and mobile coverage, go to checker.offcom.org.uk

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 into Wells Road and Continue for approximately three quarters of a mile and turn left into Underwood Road where the property will shortly be found on the right hand side.

Description

Situated on a sought-after road on the outskirts of Glastonbury, this beautifully presented extended semi-detached property offers versatile accommodation, boasts four/five spacious bedrooms and three welcoming reception room, ensuring this home has ample space for living, working, and entertaining. Outside there is a lovely enclosed rear garden, with ample off street parking to the front.

As you step through the front door, you are greeted by a light and airy entrance hall, setting the tone for the rest of the house. The entrance hall features under-stairs storage, providing a convenient solution for stowing away coats, shoes, and other essentials. Doors from the hallway lead to various parts of the accommodation.

The sitting room, overlooking the front garden, is a cozy and inviting space. It features a wood-burning stove, perfect for creating a warm and homely atmosphere during the cooler months. Double doors from the sitting room open into a further reception room, which is versatile enough to be used as a formal dining area, additional sitting room, or family room. This seamless connection between the rooms enhances the home's suitability for both everyday living and entertaining. From the second reception room, you can access the conservatory at the rear of the property. This light-filled space offers a tranquil retreat with views over the lovely enclosed rear garden. It's an ideal spot for relaxing with a book, enjoying morning coffee, or even transforming into a playroom for children.

The kitchen/breakfast room is a true highlight of the home, fitted with modern wall and base units and a range of integrated appliances. The contemporary design ensures ample storage and workspace. There is also plenty of room for a dining table and chairs, creating a wonderful social hub for family and friends to gather. From the kitchen, a door leads to the rear hallway, which provides access to the utility room/WC with space and plumbing for appliances, and the large single garage.

Moving upstairs, you will find four to five bedrooms, offering flexibility on the vendors needs. The master bedroom is particularly noteworthy, featuring an adjoining room that could serve as a fifth bedroom, dressing room, or home office. Each of the remaining bedrooms is well-proportioned and filled with natural light, making them comfortable and inviting spaces for family members or guests.

All the bedrooms are serviced by the family bathroom, which is well-appointed with a basin, toilet, and a bath with a shower over.

Location

The property is situated on the popular Thorndun Development approximately three quarters of a mile from the town centre with its good range of shops, supermarkets, restaurants, public houses and health centres. The historic town of Glastonbury is famous 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 College, Strode Theatre, both indoor and open air swimming pools and the complex of shopping outlets in Clarks Village. Access to the M5 motorway can be gained at Junction 23 (Dunball) some 14 miles distant whilst Bristol, Bath and Taunton are all within commuting distance.



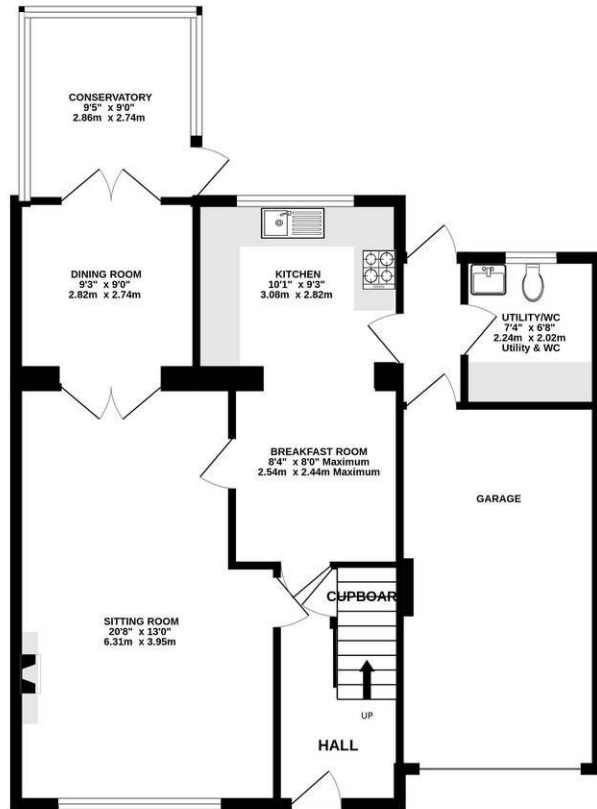


Outside, the property boasts a beautifully enclosed rear garden, offering a private and secure area for children to play and adults to unwind, with a patio area perfect for alfresco dining. The front of the property provides ample off-street parking, including a driveway and a large single garage, with an attractive front garden laid partially to lawn bordered with mature plants and shrubs.

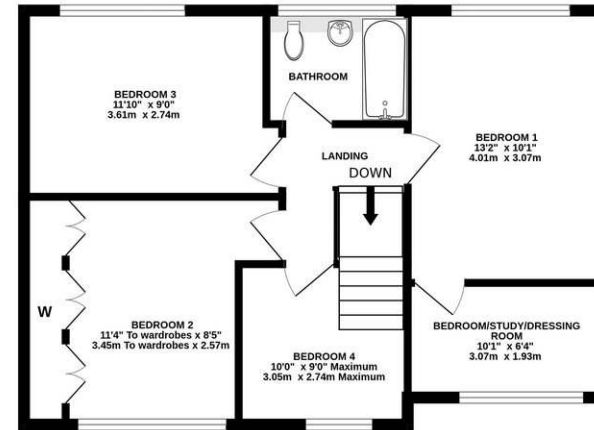
- Well presented, extended property offering flexible accommodation
- Four/five bedrooms and three reception rooms
- Modern kitchen with integrated appliances and adjoining breakfast room
- Large sitting room with wood burning stove, with double doors into a further reception room
- Useful cloakroom/utility room
- Lovely enclosed rear garden with patio
- Ample off street parking with a driveway comfortably accommodation multiple vehicles, and a integral single garage



GROUND FLOOR



1ST 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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