





£545,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk

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Energy Rating D

Council Tax Band E



Services

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

Leased solar panels (ask agent for further information)

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

On entering the village from Street/Glastonbury, negotiate the sharp 'S' bend and at the staggered crossroads (Greyhound Inn opposite), proceed ahead into Ham Street. Continue around the right hand bend and as the road turns to the left Chestnut Close is immediately on the right with number eight being second on the right.

Description

A beautifully presented, five bedroom, detached family home, nestled away within a quiet cul-de-sac situated within the desirable village of Baltonsborough. The property offers a light and airy accommodation, a landscaped garden, off street parking for multiple vehicles and a lovely outlook to open fields.

Entering into the property, the large entrance hall has doors leading to the lounge diner, kitchen and convenient cloakroom. Stairs rise to the first floor, with useful storage cupboard below.

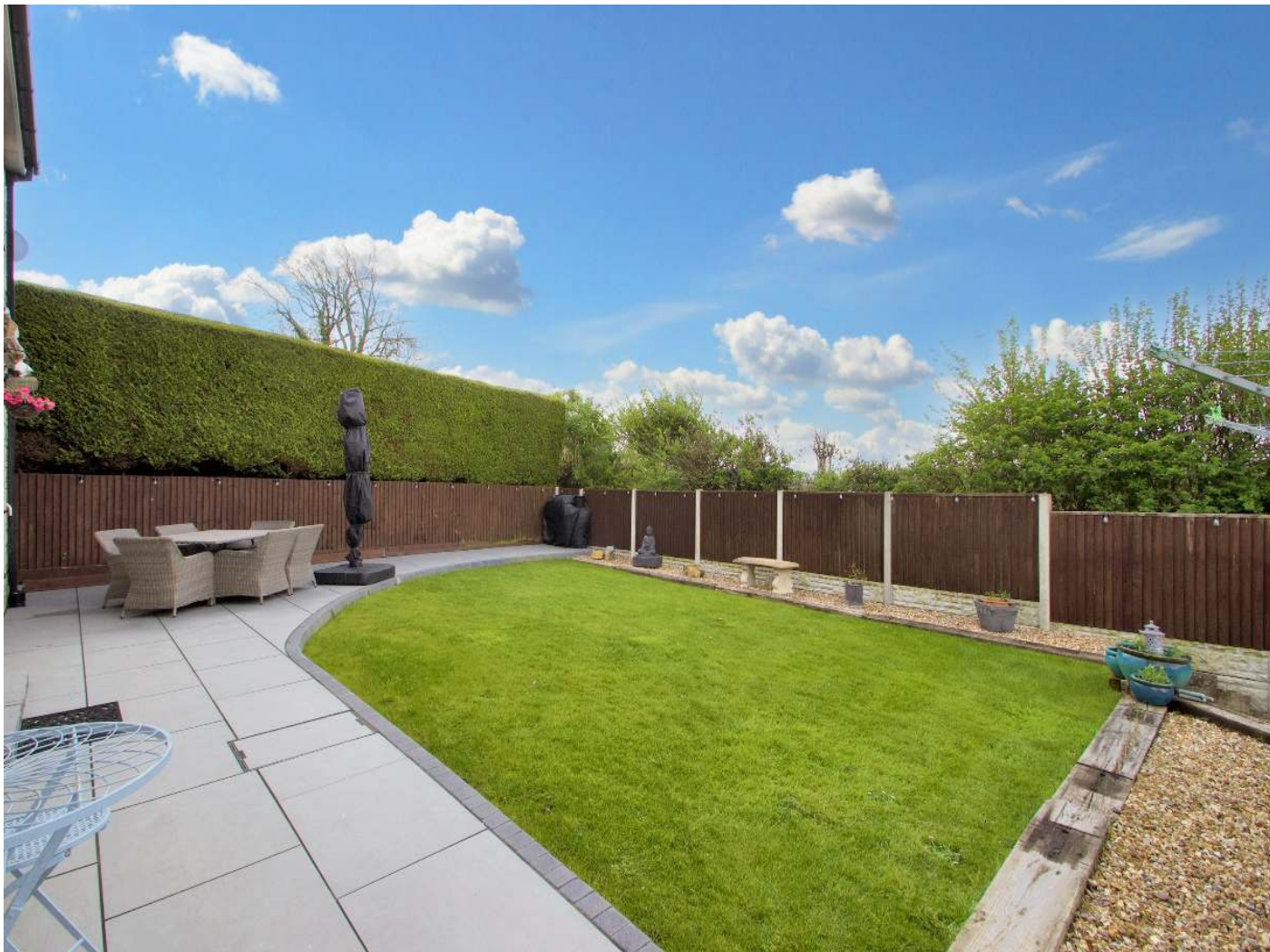
The L shaped lounge diner is light and airy with dual aspect windows to the front and rear and feature fireplace with inset electric fire. From the dining area, patio doors flood the room with natural light and provide access into the garden. The well appointed kitchen has been fitted with a mix of shaker style wall and base units complemented with granite worktops with integrated Neff fridge freezer, microwave and dishwasher, and space for Rangemaster cooker. From here there is access into the large utility room where there is space and plumbing for utilities, boiler cupboard and external access. A further door provides access into the ground floor bedroom, which could also be used as a home office.

On the first floor and leading off from the large landing, there are four generously proportioned bedrooms. Bedroom four is a good sized single, whilst bedrooms two and three located at the rear of the property are comfortable doubles and enjoy far reaching countryside views. Like bedroom two, the spacious master bedroom benefits from built in wardrobes. Servicing all bedrooms is the recently renovated family bathroom with walk in shower, bath, toilet and basin, and heated towel rail, finished with modern stone effect tiling.

Location

The property is situated in the popular village of Baltonsborough which has local amenities including Post Office/General Store, Inn, Primary School and Parish Church. Baltonsborough is some four and a half miles from both the historic town of Glastonbury and the thriving centre of Street which offer good shopping, sporting and recreational facilities. The nearest M5 motorway interchange at Dunball, Bridgwater (Junction 23) is within half an hour's drive, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance. Castle Cary, with its main line station to London Paddington, and the A303 major trunk road at Podimore, are both approximately 8 miles.



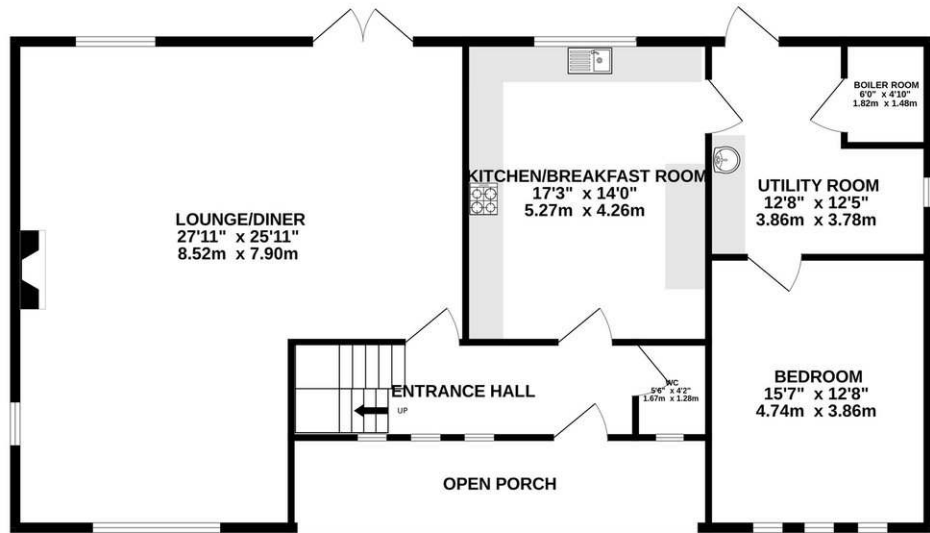


Enclosed with well established hedging helping to add a real sense of privacy to the property, the front garden has been mostly laid to lawn, with a variety of mature plants and shrubs. There is ample off street parking for multiple vehicles on the tarmac and gravelled driveway. A gate provides access to the side and rear of the property where there is a further lawn area, and impressive patio adjoining the property creating the perfect space for alfresco dining. There is also a wooden garden shed, and steps leading down to a further gravelled area. A combination of mature hedging and timber fencing enclose the garden, whilst still allowing far reaching countryside views.

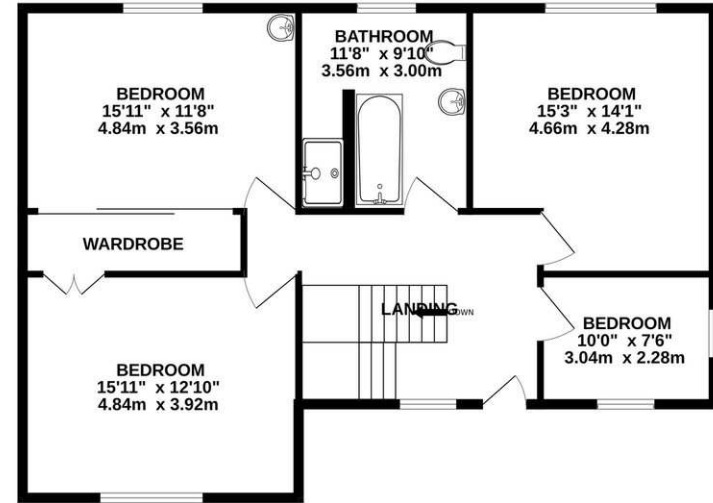
- Detached family home situated within a desirable village location.
- Four good sized bedrooms on the first floor, with a recently renovated family bathroom.
- Large dual aspect lounge diner with patio doors leading to a rear garden with patio area.
- Good sized ground floor bedroom/home office.
- Ample off street parking for multiple vehicles.
- Generously proportioned front garden and landscaped, south west facing rear garden.



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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