





£498,500

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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Energy
Rating

C

Council Tax Band

E

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold



Directions

On entering Glastonbury from Street/Bridgwater, at the Wirral Park roundabout (B & Q on the left) take the third exit into Street Road. Continue, passing Morrisons Supermarket on the left and at the mini-roundabout turn right up Fishers Hill. At the top of the hill, as the road bears sharp left, proceed straight ahead into Butleigh Road. Continue down the hill and take the second turning on the left into Bretenoux Road and the first left into Actis Road. Southfields is the second turning on the left and the property will be found on the left hand side.

Description

Having been extended to both the first floor and at the rear, this spacious five/six bedroom detached family house, provides well proportioned accommodation, a good, south facing rear garden with a deck and hot tub, double garage and plenty of parking. All presented in excellent order throughout.

From the large entrance hall, there is a cloakroom on the left and doors into the sixth bedroom/study, kitchen, sitting room and garage. Also here, stairs rise to the first floor. The sitting room enjoys a feature wood burning stove and patio doors to the rear deck. On to the kitchen, which comprises a comprehensive range of attractive modern units, having granite work surfaces, a walk in pantry and integrated appliances including a gas hob, dishwasher fridge and freezer. Extending on from here is the dining area, also having patio doors out onto the rear deck and garden.

From the first landing, doors open to the five further bedrooms and the family bathroom. Bedrooms one two and three, all have rear facing aspects over the garden and adjacent roof tops, to the fields beyond. Bed one also benefits from an en-suite shower room and built in wardrobe as do beds two and three. Bedrooms four and five both have front facing aspects. The family bathroom is well appointed and comprises a panelled bath with shower over and a vanity unit with inset wash hand basin and WC.

Location

The property is situated on the popular Redlands development on the southern outskirts of this historic town. Glastonbury offers a wide range of facilities including banks, shops, supermarkets, restaurants, health centers, schooling, public houses etc. The Cathedral City of Wells is 6 miles whilst Street is 2 miles and offers more comprehensive facilities including Strode College, Strode Theatre, both indoor and open air swimming pools and Clarks Village with its shopping outlets. Access to the M5 motorway can be gained at Junction 23 (Dunball) whilst the major centers of Bristol, Bath, Taunton and Yeovil are all within approximately one hour's commuting distance.



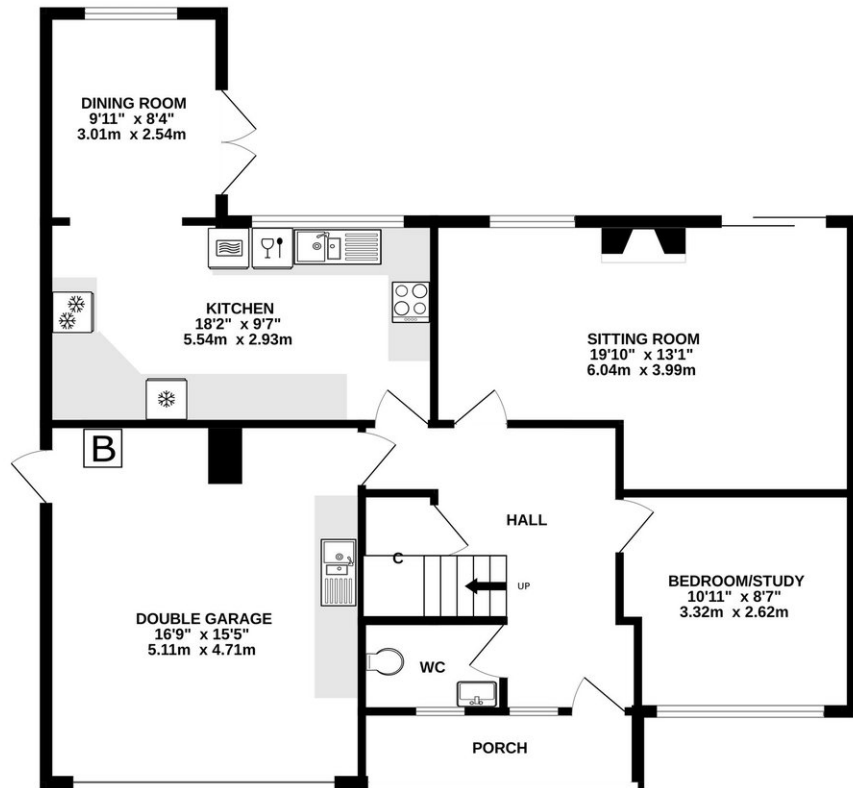


At the front, the house is set back from the close, with ample driveway parking for several vehicles, including a caravan or motor home, up to the double garage. This has an insulated automatic up and over door, with power/light supplied. Secure access can be found at the side, into the rear garden. Here there is a large composite deck, taking full advantage of the southerly aspect, extending from the sitting and dining rooms. Inset into the deck is a hot tub, which will remain with the sale. Steps then take you down to a secluded patio area, where clever sloping paving has been created to make a step free access to the side of the house and to the foot of the garden. Here there are three sheds of various sizes, with garden covered by an all weather grass surface.

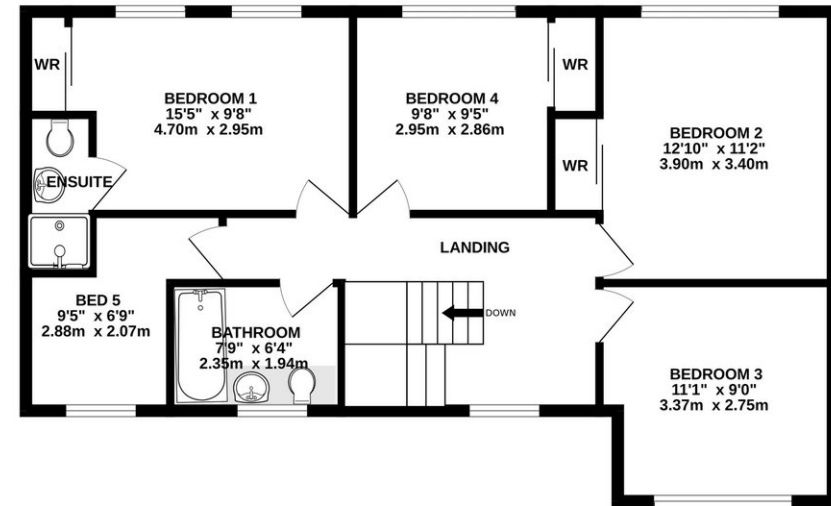
- Extended five/six bedroom detached family house, situated in a cul-de-sac position in this sought after part of the Redlands estate
- On the ground floor, there a spacious hall, with doors opening to a cloakroom, bedroom six/study, the sitting room with free standing wood burner and to the garage
- A final door opens into the well appointed kitchen, complete with integrated appliances, walk in pantry, granite work tops and dining area extension
- The five first floor bedrooms are complimented by the master bedroom extension with en-suite shower room and a well appointed bathroom
- Outside, there is plenty of driveway parking up to the double garage, with the rear garden enjoying a southerly aspect including a large deck and hot tub, leading down to an enclosed garden beyond



GROUND FLOOR
1047 sq.ft. (97.3 sq.m.) approx.



1ST FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 1810 sq.ft. (168.2 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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