





4 2 2 EPC B

£339,950 Freehold

Sharpham Road
Glastonbury, Somerset
BA6 9GD

COOPER AND TANNER




09:22

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Glastonbury, Somerset
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Description
Four bedroom detached home, perfectly designed for family living and situated at the end of a no through road with garage and off road parking.

The ground floor accommodation comprises two reception rooms, a cloakroom and a fully integrated, contemporary kitchen/breakfast room. The lounge is tastefully presented, enjoying a double aspect and featuring French doors that open out onto the secure, walled garden. Opposite is the second reception room, used as a snug by the current owners; both rooms have front aspects overlooking a small coppice. The stylish, fully integrated kitchen/breakfast room is located to the rear, it features oak work surfaces and enjoys multiple aspects including French doors to the rear garden. There is a further side door leading out to the driveway.

There are four double bedrooms, a large en-suite shower room and family bathroom on the first floor. The master suite features built in wardrobes and both front bedrooms overlook the nearby coppice. Access to a partially boarded loft and cupboard housing a pressurised water cylinder can be found on the landing.

Outside
A tarmacadam driveway is located to the side of the house which provides parking for two vehicles and leads to a single garage fitted with power and light. There is also a pedestrian side gate leading through to an easterly facing walled garden, complete with patio seating area.

Location
The market town of Glastonbury offers a wide variety of amenities to cater for shopping in the High Street and a local supermarket. There is schooling to cater for infants through to secondary education with higher education available at the nearby Strode College. Street caters for a wider variety of shopping needs from its out of town shopping centre, Clarks Village and the Cultural city of Wells lies some 6 miles away. Communication links are excellent with access to the M5 some 15 miles distance and at Castle Cary mainline trains run to London Paddington.

Directions
From the top of Glastonbury High Street, turn left. Follow this road until you reach Dunstan Park on the left. Turn left into Sharpham Road and follow it for approximately 500 yards. At the fork, follow the road to the left, this property is located on the left hand side.

Agents Note
Please be aware that Estate Management fees will apply for this development, for the upkeep of communal areas and green spaces.

Local Information Glastonbury

Local Council: Mendip District Council

Council Tax Band: D

Heating: Gas Central Heating

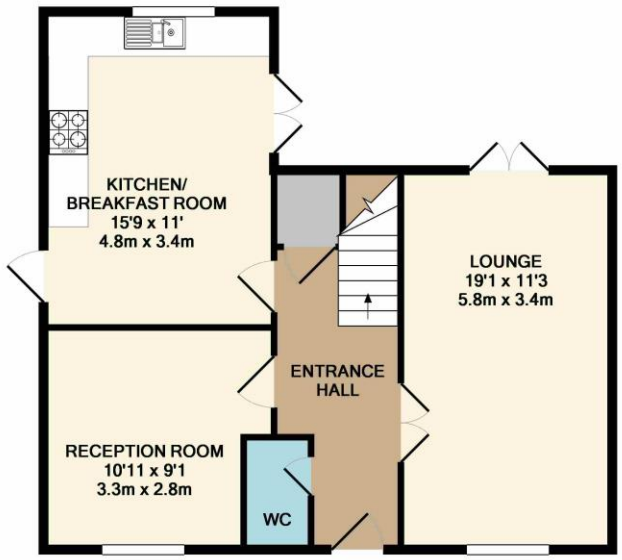
Services: All mains services are available

Tenure: Freehold

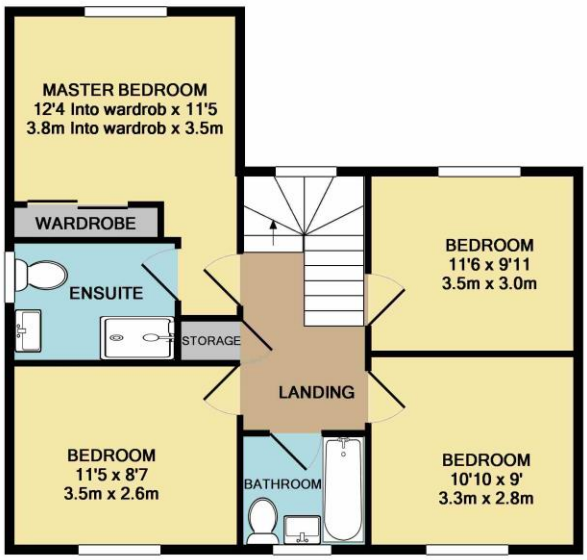
Motorway Links
- M4
- M5

Train Links
- Castle Cary
- Yeovil Junction

Nearest Schools
- Glastonbury
- Street



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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