



4 Chalice Way | Glastonbury | BA6 8EX

FREEHOLD

£283,000

## PROPERTY SUMMARY



Welcome to this beautifully presented house located on the desirable Chalice Way. This charming property boasts a spacious lounge/diner, perfect for both relaxation and entertaining guests. The snug area adds an extra touch of comfort, providing a cosy retreat for quiet evenings at home.

With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. One of the standout features of this property is the off-road parking, accommodating up to three vehicles, which is a rare find in many areas. This added convenience allows for easy access and peace of mind. Overall, this semi-detached house on Chalice Way offers a wonderful blend of comfort, style, and practicality, making it a perfect choice for anyone looking to settle in a welcoming community. Don't miss the opportunity to make this lovely home your own.

### Inner Porch

5'2 x 4'2 (1.57m x 1.27m)  
Door leading to lounge/diner.

### Lounge/Diner

25'8 x 15'4 (7.82m x 4.67m)  
L shaped living room. Karndean flooring. Radiator. Under stairs storage cupboard. UPVC double glazed window to front. Stairs to first floor. Dining area. Radiator. UPVC double glazed window to rear. Through way into kitchen.

### Kitchen

10'7 x 6'9 (3.23m x 2.06m)  
A range of wall, drawer and base unit with laminate work surface over. Inset sink with drainer and mixer tap over. Tiling to splash prone areas. Integrated dishwasher. Integrated double electric oven with gas hob and cooker hood over. Space for upright fridge/freezer. UPVC double glazed window to rear. Radiator. Throughway into snug.

### Snug

9'9 x 6'5 (2.97m x 1.96m)  
Radiator. UPVC double glazed sliding doors leading to rear garden. Door leading to garage.

### Garage

17'8 x 9'10 (5.38m x 3.00m)  
Power and light. UPVC double glazed window to front. UPVC double glazed door leading to front. Plumbing for a washing machine.

### Landing

Doors leading to bedroom one, two, three and bathroom.



Mid Terrace House  
Lounge/Diner  
Kitchen  
Snug  
Three Bedrooms  
Bathroom  
Rear Garden  
Garage  
Off Road Parking



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PROPERTY**

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**Bedroom One**

11'9 x 9'1 (3.58m x 2.77m)

Built in wardrobes. Radiator. UPVC double glazed window to front.

**Bedroom Two**

12'7 x 9'3 (3.84m x 2.82m)

Radiator. UPVC double glazed window to rear.

**Bedroom Three**

8'7 x 6'10 (2.62m x 2.08m)

Radiator. UPVC double glazed double glazed window to front.

**Bathroom**

Low level WC, wash hand basin with storage under and to the side. Walk in shower. Tiling to splash prone areas. Extractor fan. Spotlights. UPVC double glazed obscure window to rear.

**Rear Garden**

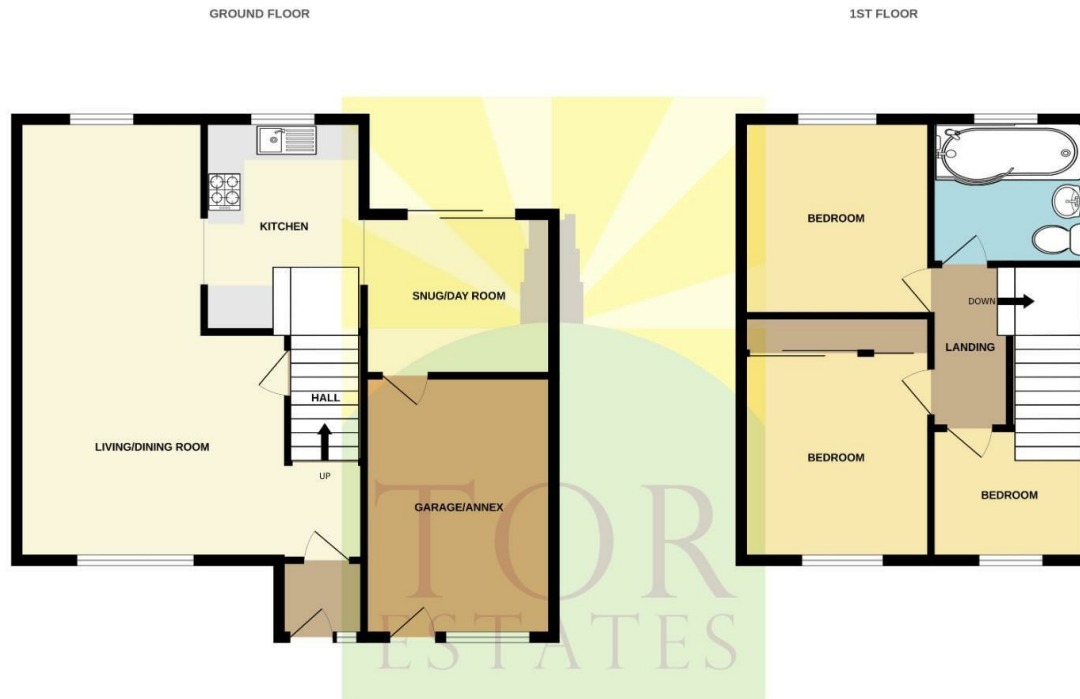
Low maintenance garden, laid to shingle. Patio and entertaining area. A range of plants, shrubs and trees.

**Front Of Property**

Paved driveway providing off road parking for two vehicles. Shingle area.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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