



36 Norbins Road | Glastonbury | BA6 9JG

FREEHOLD

£499,950

PROPERTY SUMMARY

3  3  2  E 

Located only a short level walk from Glastonbury High Street and presented in an excellent order throughout is this three bedroom end of terrace house with an additional self-contained one bedroom annexe/Air B&B. The property is being offered with NO onward chain and comprises an entrance porch, hallway, living room, dining room/secondary reception room, bright and spacious kitchen/diner, utility room, three bedrooms with master en-suite and family bathroom. The annexe/Air B&B benefits from its own private entrance, lounge, kitchenette, and bedroom with en-suite. Externally there are front and rear gardens along with a garage and off road parking for one small vehicle. An internal viewing is strongly advised, this property is not to be missed.

Entrance Porch

Entrance door to front. Glazed door to hallway. Stripped wooden flooring. Wall mounted electric meter and consumer unit.

Hallway

Doors to dining room kitchen/diner and living room. Stairs to first floor. Under stairs storage cupboard with shelving. Stripped flooring. Radiator.

Living Room

13'2 x 13'1 (4.01m x 3.99m)

Glazed bay window to front. Feature open fireplace with timber mantle and polished stone surround and hearth. Radiator. Stripped wooden flooring. Fitted shelves to alcoves. Door to dining room.

Dining Room

12'8 x 10'11 (3.86m x 3.33m)

Feature open fireplace with wooden timber mantle and polished stone surround and hearth. Radiator. Stripped wooden flooring. Opening to kitchen/diner.

Kitchen/Diner

12'4 x 14'11 (3.76m x 4.55m)

A bright and spacious room which has been fitted with a range of base, and drawer units with quartz work surfaces and up-stands over. Inset Butler sink with mixer tap over. Integrated four ring gas hob with double electric oven, glass splashback and cooker hood over. Space for an upright fridge/freezer. Breakfast bar. Engineered wooden flooring. Inset spotlights. Two upright contemporary radiators. UPVC double glazed French doors onto rear garden. Two velux windows. Door to utility room.

Utility Room

5'1 x 7'7 (1.55m x 2.31m)

Fitted with matching base units with an oak work surface over. Space and plumbing for washing machine and dishwasher. Engineered wooden flooring. UPVC double glazed windows to both side.

Landing

Doors to bedroom two, bedroom three and bathroom UPVC double glazed obscure window to side Stairs to second floor.



End Of Terrace House
Self Contained Annexe
Two Reception Rooms
Kitchen/Diner
Master Bedroom With En Suite
Two Further Bedrooms
Bathroom
Private Rear Garden
Garage
No Onward Chain



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Bedroom Two

11'6 x 17'11 (3.51m x 5.46m)

Two glazed sash windows to front. Fitted wardrobe with hanging space and shelving. Radiator.

Bedroom Three

12'3 x 10'8 (3.73m x 3.25m)

UPVC double glazed window to rear. Feature ornate fireplace with timber mantle and tiled hearth. Radiator.

Bathroom

11'8 x 7'11 (3.56m x 2.41m)

Fitted with a four piece suite comprising a panelled bath with hand shower attachment, double walk in shower cubicle with mains connected shower over, low level WC and pedestal wash hand basin. Tiling to splash prone areas. Vinyl flooring. Radiator. Loft hatch. Airing cupboard housing Ideal hot water tank and Ideal gas fired boiler. UPVC double glazed windows to both sides.

Master Bedroom

13'4 x 16'1 (4.06m x 4.90m)

UPVC double glazed window to side with views of Glastonbury Tor. Double glazed Velux window to rear. Radiator. Access to eaves storage space. Door to en suite.

En Suite

Fitted with a walk in shower cubicle with mains connected shower, enclosed low level WC and vanity unit with inset wash basin. Tiling to splash prone areas. Vinyl flooring. Wall mounted heated towel rail. Double glazed Velux window to rear.

Annexe

A one bedroom two storey annexe, previously used as a Air B&B. The annexe benefits from its own private access via St Johns car park along with its own front door. Comprises a lounge, kitchenette and bathroom with en suite.

Annexe Lounge

7'9 x 7'8 (2.36m x 2.34m)

Entrance door to side. UPVC double glazed window to side. Radiator. Stairs to first floor. Opening to kitchenette.

Kitchenette

6'2 x 7'8 (1.88m x 2.34m)

Fitted with a range of base and drawer units with oak work surfaces over. Stainless steel sink with drainer and mixer tap over. Tiling to splash prone areas. Wood effect flooring. UPVC double glazed window to side.

Bedroom

13'3 x 7'8 (4.04m x 2.34m)

Two UPVC double glazed window to side with views on Glastonbury Tor. Radiator. Loft hatch. Door to en suite.

En Suite

6'11 x 4'9 (2.11m x 1.45m)

Fitted with a walk in shower with mains connected shower over, low level WC and wash hand basin. Tiling to splash prone areas. Vinyl flooring. Wall mounted heated towel rail. Extractor fan. Glazed internal window.

Rear Garden

A paved patio seating area, perfect for entertaining. A garden laid to lawn with a well established mature planted border. At the rear of the garden there is a pedestrian access to the garage along with a hard standing area providing off road parking for one vehicle, accessed by timber double gates via St Johns car park. The garden is enclosed wooden fencing and a wooden gate to the side providing direct access to the annexe. External power point, lighting and water supply.

Garage

15'11 x 12'4 (4.85m x 3.76m)

Up and over door to side accessed via St Johns car park. Pedestrian door to front onto the rear garden.

Front Of Garden

The property is accessed via and enclosed courtyard garden with a paved pathway leading to the main entrance. Enclosed with brick walling with a variety of mature shrubs and plants.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	49	71
England & Wales		EU Directive 2002/91/EC



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