

53 Watts Corner | Glastonbury | BA6 8FD

FREEHOLD

£500,000

PROPERTY SUMMARY



Nestled in the tranquil area of Watts Corner, Glastonbury, this substantial four-bedroom executive detached house offers a perfect blend of comfort and modern living. The heart of the home is undoubtedly the modern kitchen, which boasts contemporary fittings and ample space for culinary creativity. The property features four well-appointed bedrooms, including a master suite complete with an ensuite bathroom, providing a private sanctuary for relaxation. The additional bathrooms are equally modern, ensuring convenience for family and guests alike. Outside, the private garden is a delightful retreat, featuring a luxurious hot tub, perfect for unwinding after a long day. The quiet location enhances the appeal of this home, offering a peaceful environment while still being within easy reach of local amenities. Completing this impressive property is a double garage, providing ample storage and parking space.



Entrance Hall

Stairs to first floor. Understairs storage cupboard. Radiator. Doors leading to living room, WC and kitchen.

Living Room

18'9 x 12'7 (5.72m x 3.84m)

Radiator. Feature fireplace with gas fire. Two UPVC double glazed windows to front. Double doors leading into dining room.

Dining Room

12'8 x 9'9 (3.86m x 2.97m)

Radiator. UPVC double glazed French door leading to conservatory. Door leading to kitchen.

Kitchen

19'2 x 14'3 (5.84m x 4.34m)

A range of wall, drawer and base units with work surfaces over. Stainless steel sink with drainer and mixer tap over. Tiling to splash prone areas. Integrated electric double oven, gas hob and cooker hood over. Integrated dishwasher. Integrated fridge and freezer. Breakfast bar. Spot lights. Radiator. Tiled floor. UPVC double glazed window to rear. UPVC double glazed window to rear. Door leading to utility room.

Utility Room

7'0 x 5'11 (2.13m x 1.80m)

Space and plumbing for washing machine. Space for tumble dryer. Wall and base unit with laminate work surface. Stainless steel sink with drainer and mixer tap over. Tiling to splash prone areas. Tiled flooring. UPVC double glazed door.

Conservatory

22'10 x 14'9 (6.96m x 4.50m)

Supplementary heating. Tiled flooring. Two French doors leading onto garden.

Detached House

Living Room

Dining Room

Kitchen

Conservatory

Downstairs WC

Utility Room

Four Bedrooms

Bathroom

Enclosed Private Rear Garden



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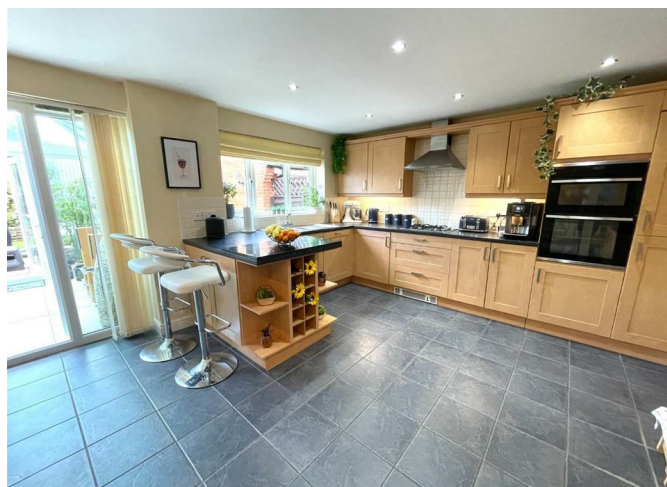
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WC

Low level WC. Wash hand basin. Tiling to splash prone areas. Radiator. Extractor fan.

Study

10'11 x 8'6 (3.33m x 2.59m)

Radiator. Two UPVC double glazed windows to front.

Landing

Airing cupboard. Doors leading to master bedrooms, bedroom two, three and four. Door to family bathroom.

Master Bedroom

14'9 x 12'11 (4.50m x 3.94m)

Radiator. Built in wardrobe. UPVC double glazed window to rear. Door leading to ensuite.

En Suite

Double walk in shower. Low level WC. Wash hand basin. Tiling to splash prone areas. Radiator. Spotlights. Extractor fan. Shaving point. UPVC double glazed obscure window to rear.

Bedroom Three

15'1 x 10'8 (4.60m x 3.25m)

Radiator. Built in wardrobe. UPVC double glazed window to rear.

Bathroom

Low level WC, wash hand basin with storage under and walk in shower. Jacuzzi bath. Tiling to splash prone areas. Radiator. Extractor fan. Shaving point. UPVC double glazed obscure window to side.

Bedroom Two

12'2 x 12'10 (3.71m x 3.91m)

Radiator. Built in wardrobe. Two UPVC double glazed windows to front.

Bedroom Four

10'11 x 10'8 (3.33m x 3.25m)

Radiator. Built in wardrobe. Two UPVC double glazed windows to front.

Rear Garden

An attractive, private garden with a patio and entertaining area. Garden is laid to lawn, with attractive plants and bushes. Hot tub. Water feature. Side access to driveway.

Side Of Property

Driveway providing off road parking for several cars. Double garage.

Double Garage

17'6 x 17'6 (5.33m x 5.33m)

Up and over door. Power and light. Storage above.

Front Of Property
Storm Porch. Slate area boarded with miniature hedging.

Purchasers Note
There is a service charge of approx £540.00 per annum for the maintenance of the communal grounds on the estate.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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