

16 Read Mead | Glastonbury | BA6 8DN

FREEHOLD

£440,000

## PROPERTY SUMMARY

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Offering spacious, light and flexible accommodation throughout is this extended five bedroom link-detached house with NO onward chain. The property boasts a spacious and contemporary kitchen/diner which leads through to an additional reception room, a utility room, cloakroom, five bedrooms, en-suite to master, and family bathroom. Outside, there is a garage, a driveway parking off road parking and an enclosed rear garden. A viewing is strongly recommended.



### Entrance Porch

UPVC double glazed sliding entrance door to front. UPVC door through to entrance hall.

### Entrance Hall

Doors leading to living room, kitchen/diner and cloakroom. Stairs to first floor. Under stairs storage cupboard. Radiator.

### Living Room

14'2 x 16'7 (4.32m x 5.05m)

Feature fireplace with marble hearth and surround. Radiator. UPVC double glazed bay window to front.

### Kitchen/Diner

30'7 x 10'11 (9.32m x 3.33m)

Fitted with a range of wall, drawer and base units with solid work surfaces over and matching upstands. Inset sink with drainer and mixer tap over. Range cooker with extractor hood over. Space for an American fridge/freezer. Integrated dishwasher. Wood effect flooring. Radiator. Spotlights. Breakfast bar. UPVC double glazed window to rear. Door to utility room. Opening through to second reception room.

### Reception Room

12'1 x 10'11 (3.68m x 3.33m)

Radiator. UPVC double glazed windows to rear. UPVC double glazed French doors leading to patio. Two velux windows.

### Utility Room

7'9 x 4'2 (2.36m x 1.27m)

Fitted with a range of wall, base and drawer units with laminate work surfaces over. Space and plumbing for washing machine. Space for a tumble dryer. Door to garage.

Link Detached House

Living Room

Open Place Kitchen/Diner

Second Reception Room

Master Bedroom With En Suite

Four Further Bedrooms

Bathroom

Enclosed Rear Garden

Garage

No Onward Chain



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**Cloakroom**

Low level WC and wash hand basin. Tiling to splash prone areas. Heated towel rail. UPVC double glazed obscure window to front.

**Landing**

Doors leading to bedroom one, two, three, four, five and family bathroom. Airing cupboard. Loft hatch. Radiator. Velux window.

**Bedroom One**

10'11 x 11'3 (3.33m x 3.43m)

Built in wardrobe. Radiator. UPVC double glazed window to rear. Door to en suite.

**En Suite**

Low level WC wash hand basin and shower cubicle. Tiling to splash prone areas. Extractor fan.

**Bedroom Two**

12'1 x 11'11 (3.68m x 3.63m)

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

**Bedroom Three**

11'11 x 8'0 (3.63m x 2.44m)

Radiator. UPVC double glazed window to front.

**Bedroom Four**

9'2 x 9'8 (2.79m x 2.95m)

Radiator. UPVC double glazed window to front.

**Bedroom Five**

7'10 x 7'5 (2.39m x 2.26m)

Radiator. UPVC double glazed window to rear.

**Bathroom**

Low level WC, wash hand basin with cupboard underneath and P shaped bath with shower over. Tiling to splash prone areas. Heated towel rail. Extractor fan. UPVC double glazed obscure window to rear.

**Rear Garden**

Mainly laid to lawn with a covered patio seating area, perfect for entertaining. Wooden shed. External light and water supply.

**Front Of Property**

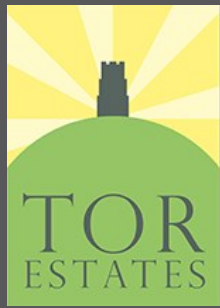
The property is accessed via a brick paved driveway providing off road parking. Timber gate providing rear access. External lighting.

## Garage

Up and over door. Personal door leading to utility room. light and power.

## Disclaimer

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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>	74	82
(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	

