



34 Palmers Road | Glastonbury | BA6 9PB

FREEHOLD

£370,000

## PROPERTY SUMMARY



This delightful detached house on Palmers Road in Glastonbury has come to the market. The house features two inviting reception rooms, perfect for both relaxation and entertaining guests. Boasting four well-proportioned bedrooms, including a master bedroom with an ensuite bathroom.

The property is complemented by front and rear gardens, a driveway and a garage. The absence of a chain means you can move in without delay, making this property an attractive option for those eager to settle into their new home. Don't miss the chance to make this lovely property your own.

### Entrance Hall

Radiator. Door to downstairs cloakroom and kitchen. Double doors leading into living room.

### Living Room

17'10 x 11'10 (5.44m x 3.61m)

Two radiators. Feature fireplace with an electric fire. UPVC double glazed bay window to front. Door leading to dining room.

### Dining Room

10'4 x 10'3 (3.15m x 3.12m)

Radiator. UPVC sliding doors leading to rear garden. Door leading to kitchen.

### Kitchen

14'3 x 9'10 (4.34m x 3.00m)

A range of wall, drawer and base units with laminate work surfaces over. Stainless steel sink with drainer and mixer tap over. Tiling to splash prone areas. Integrated double oven, induction hob with cooker hood over. Space and plumbing for dishwasher. Radiator. UPVC double glazed window to rear. Door leading to utility room.

### Utility Room

14'5 x 8'2 (4.39m x 2.49m)

Space and plumbing for washing machine. Space for a fridge and freezer. UPVC double glazed door and window to rear garden.

### Cloakroom

Low level WC and wall mounted wash hand basin. Tiling to splash prone areas. Radiator. UPVC double glazed obscure window.

### Landing

Doors leading to bedrooms one, two, three, four and family bathroom. Airing cupboard.

### Bedroom One

11'9 x 10'6 (3.58m x 3.20m)

Radiator. UPVC double glazed window to rear. Door to en suite.



Detached House

Living Room

Dining Room

Kitchen

Utility Room

Master Bedroom & En Suite

Three Further Bedrooms

Bathroom

Rear Garden

Garage



## INTERESTED IN THIS PROPERTY

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## En Suite

Low level WC, wash hand basin and walk in shower. Tiling to splash prone areas. Radiator. Shaving point. UPVC double glazed obscure window to side.

## Bedroom Two

11'5 x 8'9 (3.48m x 2.67m)

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

## Bedroom Three

9'1 x 8'9 (2.77m x 2.67m)

Radiator. UPVC double glazed window to front.

## Bedroom Four

10'7 x 7'9 (3.23m x 2.36m)

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

## Bathroom

Three piece suite, low level WC, wash hand basin and panelled bath. Tiling to splash prone areas. Radiator. UPVC double glazed obscure window to side.

## Rear Garden

Patio and entertaining area. Garden laid to lawn, enclosed with wooden fencing. Glass greenhouse. Borders with various fruit trees. A range of bushes and plants.

## Garage

16'2 x 11'11 (4.93m x 3.63m)

Up and over door. Power and light.

## Front Of Property

Garden is laid to lawn. Various plants, trees and bushes. Driveway providing off road parking for two vehicles.

## Purchasers Note

The property has solar panels, this can lower energy bills through free, renewable electricity.

The solar panels have a 25 year lease from 2011.

## 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>		80	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		

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