



11 Bella View Gardens | Glastonbury | BA6 9HQ

FREEHOLD

£385,000

## PROPERTY SUMMARY

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A well presented, semi-detached, four bedroom family home, situated in the popular cul-de-sac of Bella View Gardens has come to the market with no onward chain. Offering spacious accommodation throughout, the property comprises entrance hall, living room, second reception room, kitchen/breakfast room, utility room, cloakroom, master bedroom with ensuite, three further bedrooms, family bathroom, front and rear gardens and a driveway providing ample parking. An early viewing is essential.

### Entrance Hall

Oak flooring. Doors to living room and second reception room. Stairs rising to first floor. Radiator.

### Living Room

16'11" x 11'5" (5.16 x 3.48)

Oak flooring. Feature fireplace. Double radiator. Under stairs storage cupboard. UPVC double glazed bay window to front. Door to entrance hall. Double doors to kitchen/breakfast room.

### Kitchen/Breakfast Room

18'2" x 11'4" (5.54 x 3.45)

A range of wall, drawer and base units with laminate work surfaces over. Stainless steel sink with drainer and mixer tap over. Integrated electric oven with induction hob and cooker hood over. Integrated dishwasher. Oak flooring. Double radiator. Space for dining furniture. UPVC double glazed window to rear. UPVC double glazed French patio doors to rear garden. Double doors to living room. Door to utility room.

### Utility Room

9'11" x 4'0" (3.02 x 1.22)

A range of fitted base units with laminate work surface over. Inset stainless steel sink with drainer and mixer taps over. Space and plumbing for washing machine. Space for upright fridge/freezer. Wall mounted gas fired boiler. Tiled floor. Radiator. UPVC double glazed window to side. UPVC double glazed obscure double glazed door to rear garden. Door to kitchen/breakfast room.

### Cloakroom

Low level WC. Wall mounted wash hand basin with storage under. Tiling to splash back. Double radiator. Tiled floor. Extractor fan.

### Second Reception Room

17'2" x 7'7" (5.23 x 2.31)

UPVC double glazed window to front. Oak flooring. Radiator. Doors to entrance hall and kitchen/breakfast room.



- Semi-Detached Property
- Kitchen/Breakfast Room
- Master with Ensuite
- Two Reception Rooms
- Four Bedrooms
- Bathroom
- Driveway with Ample Parking
- Beautifully Presented Throughout
- Cul-De-Sac Location
- Walking Distance into The Town Centre



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### PROPERTY

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Your property may be repossessed if you do not keep up repayments on your mortgage



## Landing

Doors to all bedrooms and family bathroom. Access to loft hatch, the loft is partially boarded. Airing cupboard.

## Master Bedroom

12'3" x 9'1" (3.73 x 2.77)

UPVC double glazed bay window to front. Built in double wardrobes. Over stairs storage cupboard. Radiator. Door to ensuite.

## Ensuite

Suite comprising low level WC. Pedestal wash hand basin. Double walk in shower. Fully tiled. Extractor fan. Radiator. Spotlights.

## Bedroom Two

13'1" x 7'0" (3.99 x 2.13)

Radiator. UPVC double glazed window to rear.

## Bedroom Three

15'3" x 7'0" maximum space (4.65 x 2.13 maximum space)

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

## Bedroom Four

9'11" x 6'6" (3.02 x 1.98)

UPVC double glazed window to rear. Radiator.

## Family Bathroom

7'6" x 6'6" (2.29 x 1.98)

White suite comprising low level WC, pedestal wash hand basin and panelled bath. Fully tiled. Tiled floor. Radiator. Extractor fan. UPVC double glazed obscure window to rear.

## Rear Garden

The rear garden is laid to paving slabs and shingle enjoys a sunny and private aspect and is fully enclosed by wooden panelled fencing, perfect for entertaining. Wooden shed. There is an outside light and water tap. There is side pedestrian access via a wooden gate leading to the front of the property.

## Front of The Property

The property is approached via a driveway which provides off road parking. There is a well kept lawned area with attractive rockery and plant and shrub borders.

## Disclaimer

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



