

Connells

Crocker Way
Wincanton

Crocker Way
Wincanton BA9 9FX

for sale
£315,000







Property Description

Situated in a popular residential area of Wincanton, this well-presented four-bedroom detached home offers spacious and versatile accommodation ideal for modern family living. The ground floor comprises a welcoming entrance hall with useful storage, a fitted kitchen with integrated appliances, a separate office ideal for home working, a dining room, and a generous lounge with French doors opening onto the rear garden. Upstairs, there are four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a family bathroom serving the remaining bedrooms. Outside, the enclosed rear garden features a combination of decking, patio and lawned areas, providing excellent space for relaxing and entertaining. The property further benefits from side access to the front, a single garage and allocated parking. Conveniently located within easy reach of local amenities, schools and transport links, this attractive home is well suited to a variety of buyers.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor

Entrance Hall

Radiator, Smoke alarm, Telephone point, Understairs storage.

Lounge

French doors to the rear garden, 2X Window to the rear of the property, 2X Radiators, TV Point.

Kitchen

Frosted door to the rear garden, Window to the rear of the property, Wall and base cabinets, Sink and drainer, Extractor hood, Radiator, Integrated hob, oven, dishwasher, fridge freezer, Space for washing machine.

Dining Room

Window to the front of the property, Radiator.

Office

Window to the front of the property, Radiator.

Cloakroom

Frosted window to the side of the property, WC, Hand wash basin, Radiator.

First Floor

Landing

Loft hatch, Smoke alarm, Airing cupboard.

Bedroom 1

2X Window to the front of the property, Radiator, Integrated wardrobe, TV Point.

En Suite

Frosted window to the front of the property, WC, Hand wash basin with vanity unit, Shower cubicle, Extractor fan.

Bedroom 2

2X Windows to the front of the property, Window to the side of the property, Radiator, TV Point.

Bedroom 3

2X Window to the rear of the property, Radiator, TV Point.

Bedroom 4

2X Window to the rear of the property, Radiator, TV Point.

Bathroom

Frosted window to the rear of the property, Bath with an overhead shower, WC, Hand wash basin, Extractor fan, Heated towel rail.

Outside

Front Garden

Single Garage, Allocated Parking Space, External light.

Rear Garden

Decking, patio and lawn areas, Steps to side access for the garage, Fence borders, External tap and lights.







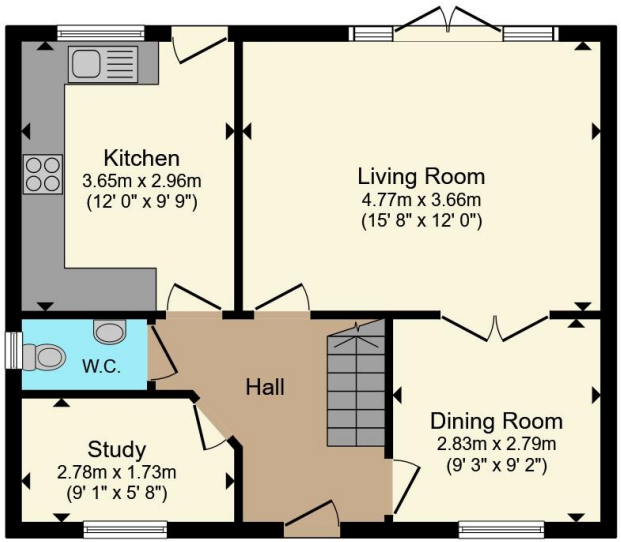




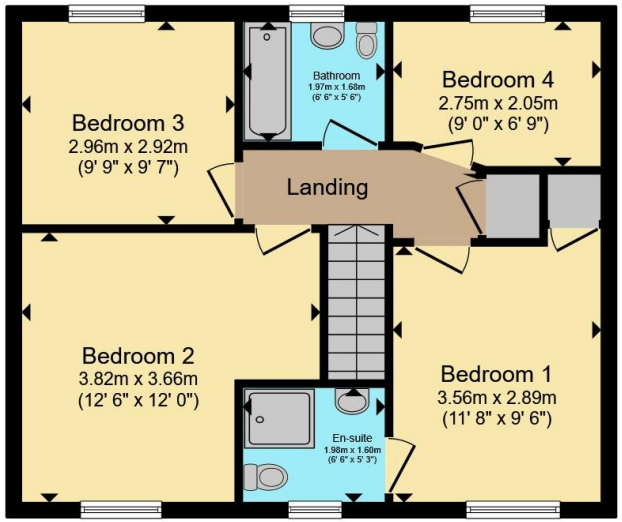








Ground Floor



First Floor

Total floor area 107.3 m² (1,155 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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4 Clive House High Street
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EPC Rating: C

Council Tax Band: E

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.