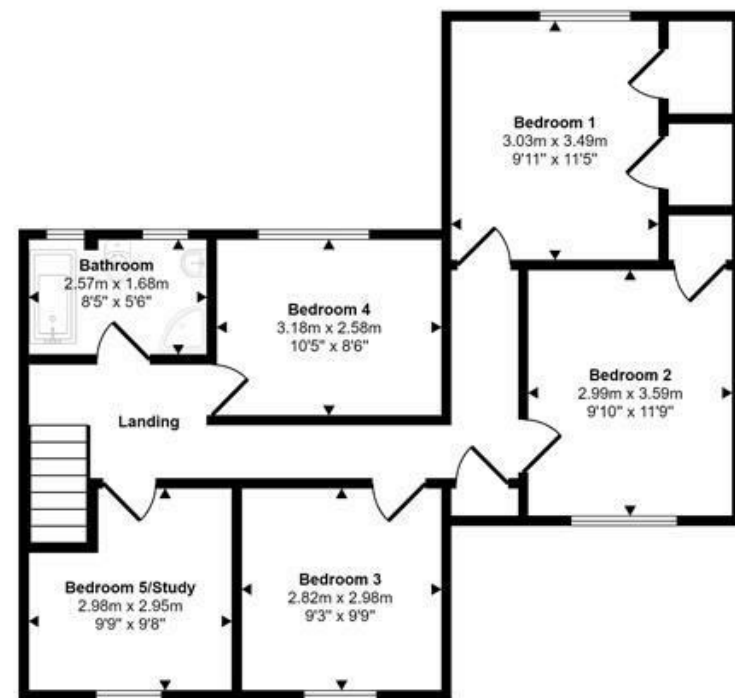


Ground Floor  
Approx 70 sq m / 756 sq ft



First Floor  
Approx 69 sq m / 745 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Dukes Close Wincanton

Asking Price  
£350,000

A fabulous semi detached family home that has been extended to provide spacious and versatile living space amounting to around 1500 sq. ft (139 sq. m) with four double bedrooms, generous single bedroom and two receptions rooms. The property is located in a popular residential area of the town and within walking distance to the high street where there is a selection of independent shops and chain stores, a variety of entertainment venues and primary school. The leisure centre, supermarkets and high school are a short drive away.

Over the last seven years our sellers have spent a great deal of time and effort to design a home that satisfies the needs of today's modern family and to provide the flexibility to allow for multi-generational living with adaptations to suit future requirements. The kitchen and dining room open into each other, making it an easy and perfect space to host family gatherings or for entertaining friends. The utility could easily be converted to a wet room and the sitting room could be used as a bedroom, should the need arise. The parking is conveniently located on the doorstep and the rear garden is easy to maintain with a good sized seating area for alfresco dining.

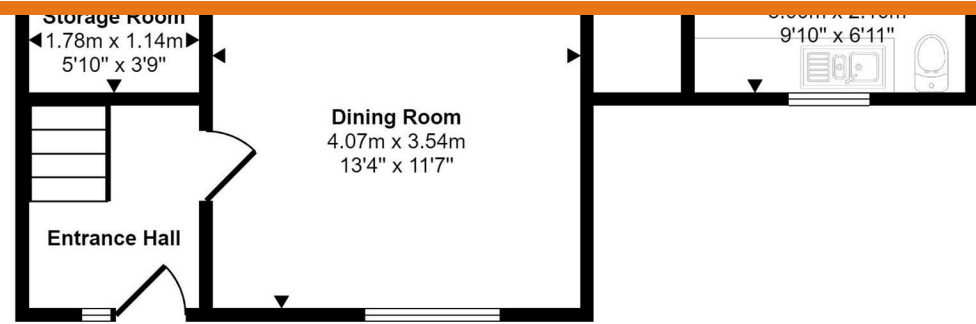
It is worth noting that all the doors, windows, facias and gutters were replaced when the extension was added and the whole house was fully rewired and replumbed at the same time.

Don't miss out on the chance to make this house your home. Contact us today to arrange a viewing and discover the possibilities that this property has to offer!

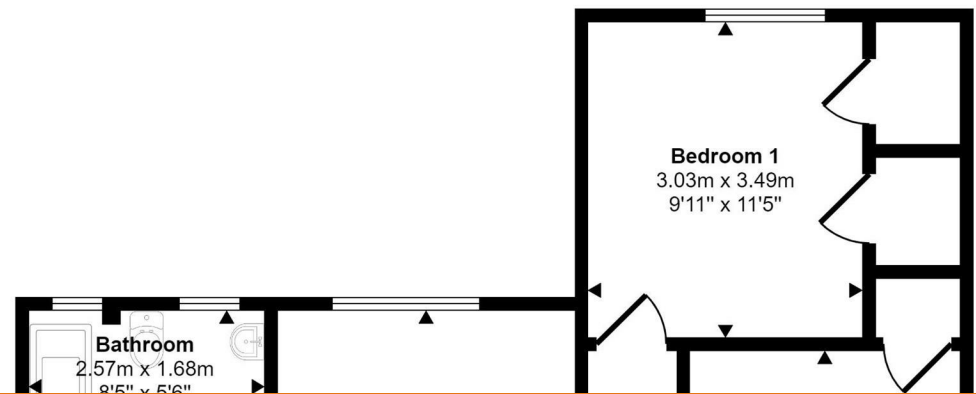
Restways  
High Street  
Gillingham  
Dorset  
SP8 4AA

t. 01747 824 547  
gillingham@mortonnew.co.uk  
www.mortonnew.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC



Ground Floor  
Approx 70 sq m / 756 sq ft



### The Property

#### Accommodation

##### Inside

##### Ground Floor

The front door opens into the entrance hall with stairs rising to the first floor and door opening into the dining room. This enjoys a view over the drive to the front and opens to the kitchen. The kitchen has a view over the rear garden and is fitted with a range of soft closing country style units consisting of floor cupboards with drawers and plinth lighting plus eye level cupboards and shelves with counter lighting under. Generous amount of oak work surfaces with matching upstand and inset Butler style sink with swan neck mixer tap. There are built in appliances comprising:- induction hob with splash back and extractor hood, electric oven, combination microwave and fridge. There is also a larder and under stairs cupboard with space for a small office. The inner hall leads to the sitting room with double aspect - window overlooking the rear garden and double doors to the side that open to the rear paved seating area. The sitting room benefits from a feature fireplace with log effect gas burner. The combined utility room is fitted with floor

and eye level cupboards, work surfaces and WC with the potential, if required to convert to a wet room/shower room. Throughout the ground floor there is wood effect flooring.

##### First Floor

There is the family bathroom, which is fitted with a double ended bath with central mixer tap and telephone style shower attachment, low level WC, pedestal wash hand basin and corner shower cubicle with main shower and laminate panelled walls. There are for double bedrooms, two with built in wardrobes and a good sized single bedroom, which is currently used as a study/treatment room.

##### Outside

To the front of the house there is parking for two cars. The rear garden has been terraced with a paved seating area to the back of the house with steps rising to the main part of the garden, which is laid to artificial grass for easy maintenance. There is also a large timber cabin (2.92m x 4.04m/9'7" x 13'3") which has light and power. The boiler and hot water cylinder are accessed from the seating area. The garden is fully enclosed and enjoys a sunny aspect.

##### Useful Information

Energy Efficiency Rating E  
Council Tax Band B  
uPVC Double Glazing  
Gas Fired Central Heating  
Mains Drainage  
Freehold

Vendors has found a property, which will be the end of the chain

##### Directions

Head out of Gillingham on the Wyke Road in the direction of Wincanton. Join the A303 towards Exeter and Wincanton. Come off at the next junction and follow signs for the town centre - passing Morrisons and Lidl's on your right hand side. Bear to the left on the one way system and follow the road onto the High Street. Take the turning right for Cucklington and turn left into Deanesly Way. Right into Dukes Close and bear to the left where the property will be found on the left hand side. Postcode BA9 9RF

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.