



Connells

Lawrence Hayes  
Wincanton





### Property Description

Offered with no onward chain, this versatile and well-proportioned 3 bedroom semi-detached property is located in a popular area of Wincanton, providing flexible living space. The ground floor comprises a welcoming lounge, a well-equipped kitchen, and a separate dining room. A real highlight is the garden room, which offers the potential to be used as a fourth bedroom, home office, or additional reception space, alongside a ground floor bathroom for added convenience. Upstairs, the property offers three good-sized bedrooms, a family bathroom and a separate WC. Externally, the home benefits from a tarmac driveway providing off-road parking, a single garage and a private rear garden with a mix of patio and lawn, ideal for entertaining or relaxing. The garden also includes a shed and side access leading to the front of the property. This fantastic home offers a great opportunity for buyers to make it their own.

### Entrance Hall

The entrance hall has a smoke alarm and radiator.

### Lounge

11' 9" x 11' 7" ( 3.58m x 3.53m )

The lounge has four double glazed windows to the front of the property. It has a radiator and a TV point.

### Kitchen

9' 6" x 8' 10" ( 2.90m x 2.69m )

The kitchen has two double glazed windows to the rear of the property. It has both wall and base units, an electric oven, understairs storage, a sink, extractor fan and space for a washing machine and fridge freezer.

### Dining Room

9' 1" x 8' 10" ( 2.77m x 2.69m )

The dining room has a serving hatch to the kitchen and a radiator.

### Garden Room / Bedroom 4

11' 11" max x 8' 6" max ( 3.63m max x 2.59m max )

The garden room / bedroom 4 has two double glazed windows to the rear of the property and double glazed sliding doors to the rear of the property. It has fitted wardrobes and cabinets, a TV point and a radiator.

## **Bathroom**

The bathroom has a double glazed, frosted window to the front of the property. It has a WC, hand wash basin, a radiator and a bath with an overhead shower.

## **First Floor**

### **Landing**

The landing has a double glazed window to the side of the property, a loft hatch and a smoke alarm.

### **Bedroom 1**

10' 7" x 10' 3" ( 3.23m x 3.12m )

Bedroom 1 has four double glazed windows to the front of the property. It has three integrated wardrobes, a radiator and telephone point.

### **Bedroom 2**

10' 5" max x 8' 11" max ( 3.17m max x 2.72m max )

Bedroom 2 has two double glazed windows to the rear of the property. It has an integrated double wardrobe and a radiator.

### **Bedroom 3**

7' 1" max x 9' 4" max ( 2.16m max x 2.84m max )

Bedroom 3 has two double glazed windows to the front of the property. It has integrated storage and a radiator.

## **Bathroom**

The bathroom has a double glazed window to the rear of the property. It has a hand wash basin, a bath and a radiator.

## **WC**

The WC has a double glazed, frosted window to the side of the property and a WC.

## **Outside**

### **Front Garden**

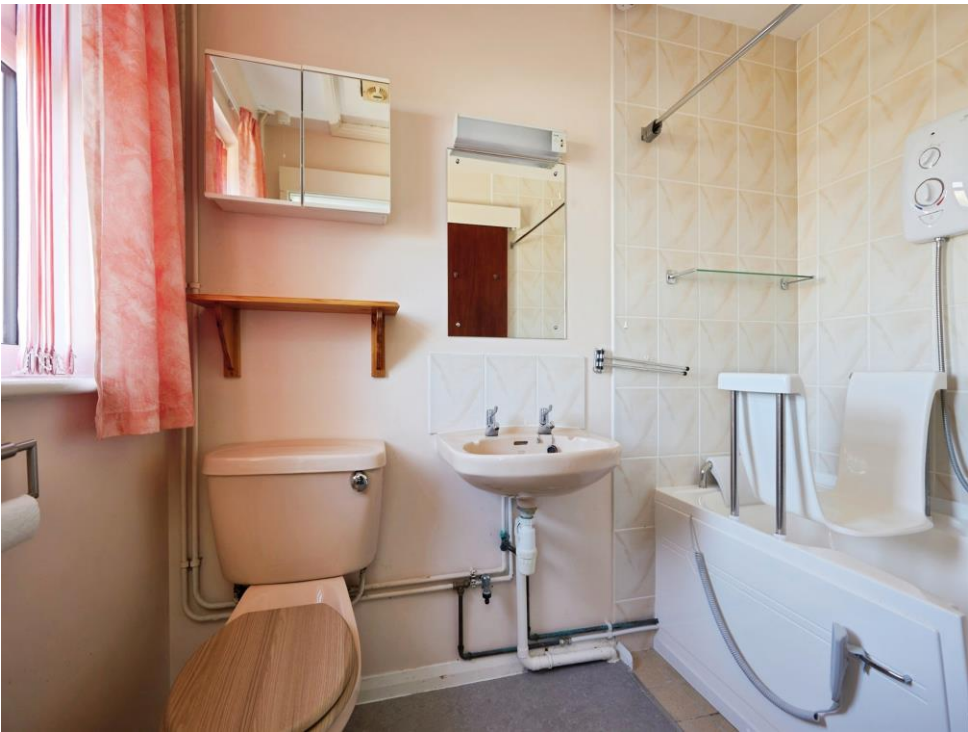
The front garden has a single garage and a tarmac driveway with a path to the front of the property.

### **Rear Garden**

The rear garden is patio to lawn. It has a lawn centre with raised plant borders. The rear garden offers a water butt, external tap. a shed and access to the front of the property.















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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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