



CHAFFERS
ESTATE AGENTS



Crocker Way

Wincanton, BA9 9FX

Situated in Crocker Way is this superb immaculate detached 4-bedroom family home, waiting to be discovered. Boasting a beautiful modern kitchen, 2 reception rooms, garage and sunny enclosed rear garden, this property offers ample space for comfortable living. NO ONWARD CHAIN.

£325,000 Freehold

Council Tax Band: E

105 Crocker Way

Wincanton, BA9 9FX



DESCRIPTION

Situated in Crocker Way is this superb immaculate detached 4-bedroom family home, waiting to be discovered. Offering open plan living space, the property benefits from gas central heating, uPVC double glazing, garage and a sunny enclosed rear garden.

As you step inside, you'll be greeted by a welcoming entrance hall with stairs to the first floor with recess under, doors to the cloakroom, and to the open plan living space. The accommodation is arranged over two floors and briefly comprises:- A modern spacious lounge with wood effect flooring and opening to:- Open plan dining area with wood effect flooring and French doors with full height opening windows to either side which open onto the rear garden; opening to:- Kitchen/breakfast area fitted with a range of soft closing floor and wall units including a larder style cupboard with shelves, a built in double electric oven with drawer beneath and cupboard above; five burner gas hob with splash back and extractor hood over; integrated fridge/freezer, integrated washing machine and dishwasher, door to under stairs storage. A downstairs cloakroom completes the layout on the ground floor.

The landing on the first floor gives access to the loft, airing cupboard which houses the hot water cylinder and doors to all rooms. Bedroom one is a bright and airy room with window to the front aspect, double built in wardrobe. An en-suite shower room fitted with a modern suite consisting of wash hand basin, low level WC, a large fully tiled walk in shower cubicle, heated towel rail and extractor fan. Bedroom two and three both enjoy windows overlooking the rear garden. Bedroom four has a window to the front aspect and benefits

from a deep over stairs cupboard. Family bathroom fitted with a low level floating WC, bath with central mixer tap with shower over, pedestal wash hand basin, heated towel rail and extractor fan.

OUTSIDE

Garden:- The property is approached via a flight of steps (bordered by a variety of shrub borders) leading to the front door. There is a timber gate to the side that opens onto the rear garden. Also, behind the gate next to the garage is a useful storage area currently used for bin storage.

There is parking available for 1 car at the front of the property that leads to the garage. There is also an electric charging point.

Single garage (4.83m x 3.15m) Larger than average single garage with up and over door, light and power.

A fully enclosed fenced sunny rear garden predominantly laid to lawn with patio area, steps at the top of the garden leading to a paved seating area edged with raised flower and shrub beds. There is also a useful timber shed, cold water tap and an external power socket.

LOCATION

The popular small town of Wincanton has a historic centre and benefits from a number of amenities and excellent transport links. Within the town there are a number of independent shops in the centre as well as two supermarkets on the edge of town. There is a leisure centre and a gym within the town as well as the popular Holbrook House Hotel and Spa on the outskirts. There is an active community within Wincanton with a number of societies and several churches. Other

small towns such as Bruton and Castle Cary are also nearby as well as the beautiful Stourhead Estate.

There are excellent Schools in the area with a primary school in Wincanton and the local state secondary school King Arthur's. There are also a number of independent schools nearby including the Bruton Schools and the schools at Sherborne. There are excellent communication links with the A303 within a five minute drive providing good road access to London and the South West. There are also excellent rail links with stations at Templecombe, Gillingham, Castle Cary and Bruton. Bristol and Bournemouth Airports are also within a comfortable driving distance.

ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Wiltshire Council ~ Council Tax Band: E

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated : B

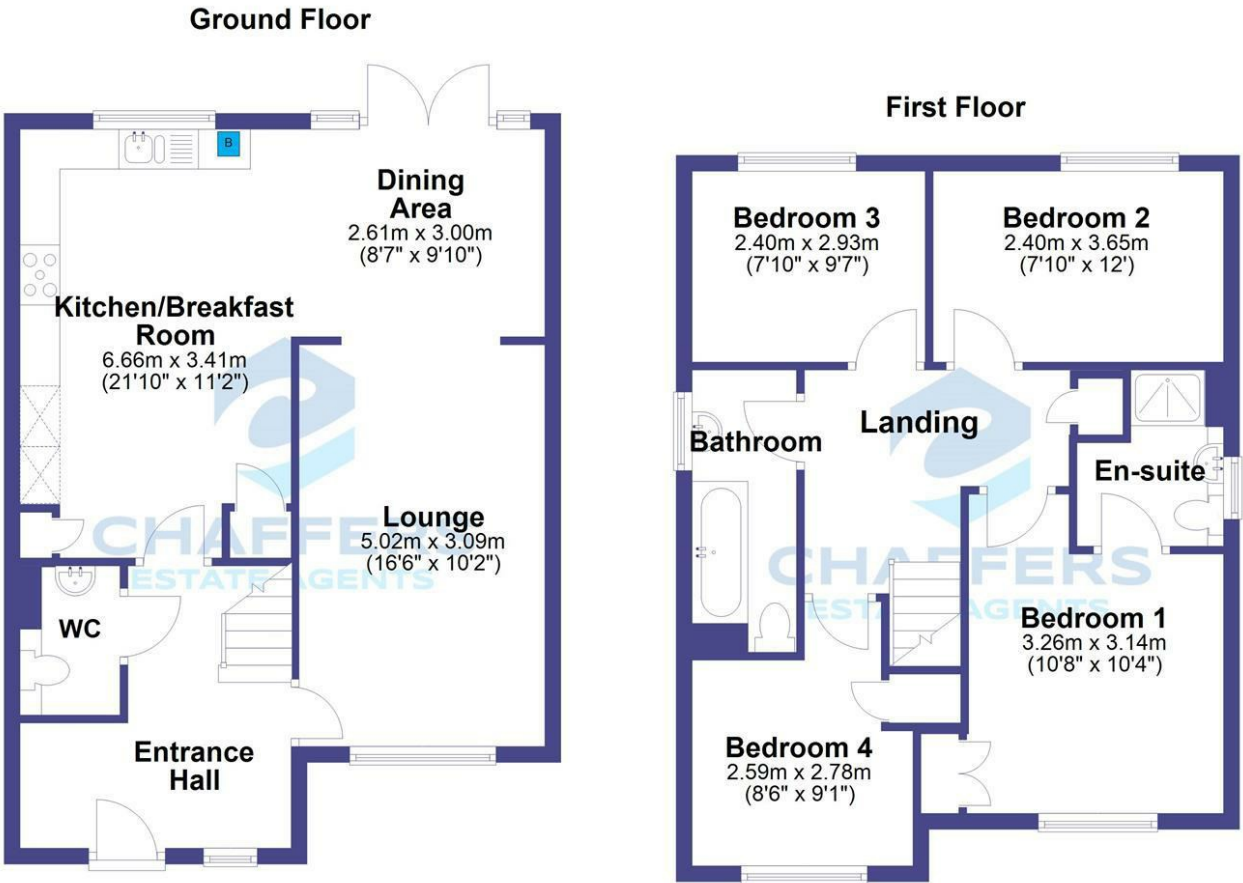


Directions

From our Gillingham Office proceed down the High Street and bear right onto St Martin's Square. At the 'T' junction turn left onto Le Neubourg Way. Continue on this road and at the traffic lights turn right onto Wyke Street heading in the direction of Wincanton. Continue on this road for a few miles. Join the A303 towards Exeter and Wincanton. Come off at the next junction and follow the signs for Wincanton town centre. At the roundabout take the 2nd exit which takes you into the business park. Follow the road round and turn left at the medical practice. Bear round to the left and continue on this road where Number 105 Crocker Way can be found half way up the hill on the left hand side. Postcode:- BA9 9FX.



Floor Plan



Not to scale. For Illustration purposes only. Plan indicates property layout only.
Plan produced using PlanUp.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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