



GIBBINS RICHARDS
Making home moves happen

93 Gillards Close, Rockwell Green, Wellington TA21 9DX
£375,000

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A fantastic example of a four bedroom detached house, occupying an excellent plot at the end of this popular cul-de-sac. The home offers four double bedrooms and extended ground floor living space, with an exceptional contemporary kitchen / diner as the focal point. To the front is a driveway for two vehicles (with the opportunity to be enlarged) and a garage, whilst to the rear is an extremely generous enclosed rear garden, laid to both lawn and decking, with a bar / hosting area ready for the warm summer afternoons. NO ONWARD CHAIN.

Tenure: Freehold / Energy Rating: C / Council Tax Band: D

Gillards Close is found on the periphery of Rockwell Green, located just a mile from the town of Wellington. The home is within walking distance of all amenities, whilst schools of high repute are within touching distance. The rolling Somerset countryside is on the doorstep in almost every direction, making this home a wonderful opportunity for any prospective buyer.

- FOUR BEDROOM DETACHED HOUSE
- FOUR DOUBLE BEDROOMS
- MODERN CONTEMPORARY KITCHEN
- SIZEABLE GARDEN
- QUIET CUL-DE-SAC POSITION
- DRIVEWAY & GARAGE
- EASY ACCESS TO ALL AMENITIES & LOCAL SCHOOLS
- NO ONWARD CHAIN





Entrance Hall	13' 11" x 6' 0" (4.24m x 1.83m)
Living Room	16' 4" x 10' 8" (4.97m x 3.25m)
Kitchen / Diner	20' 1" x 11' 2" (6.12m x 3.40m) With an array of integrated appliances
Utility room	6' 6" x 5' 4" (1.98m x 1.62m)
Conservatory	16' 0" x 9' 2" (4.87m x 2.79m)
Downstairs Cloakroom	
Main Bedroom	16' 1" x 10' 6" (4.90m x 3.20m)
Second Bedroom	11' 6" x 10' 4" (3.50m x 3.15m)
Bedroom Four	8' 6" x 7' 8" (2.59m x 2.34m)
Bedroom Three	11' 6" x 8' 1" (3.50m x 2.46m)
Family Bathroom	6' 9" x 7' 9" (2.06m x 2.36m)

En-suite

Outside On approach the home has a lovely curb appeal, with a driveway for two vehicles in front of a single garage. There is the opportunity to further extend the driveway if required or desired, with an additional area of dropped curb providing potential access to the front plot. To the rear of the home is an enclosed rear garden of good size, much above average for a property of this style. The garden is laid attractively to both decking and lawn, with a bar / hosting area. There is a spacious side plot with a garden shed for storage.



GROUND FLOOR
809 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1426 sq.ft. (132.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

37 High Street, Wellington, Somerset TA21 8QT Tel: 01823 663311
Email: wg@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk