Connells

Crocker Way
Wincanton

Crocker Way
Wincanton BA9 9FY

for sale offers in excess of
£400,000

Property Description

Boasting a large private southerly facing garden, this well positioned house offers many inviting features including a stylish ensuite and bathroom, impressive 25' kitchen/dining room with feature wall, built in appliances, oak flooring and downlighters.

Entrance Hall

Solid oak flooring, doors to cloakroom, lounge and kitchen/dining room, built in cupboard, stairs to first floor.

Utility Cloakroom

Comprising a hanging wash hand basin with WC with concealed cistern, fitted storage cupboards with built in and concealed washing machine, oak flooring.

Lounge

Double aspect with large square bay window to front and with further window to side.

Study

Front aspect.

Kitchen/ Dining Room

Comprising a single drainer double bowl sink unit, range of gloss wall and base units, built in double oven, inset five ring gas hob unit with steel hood over with integrated downlighters, built in and concealed dishwasher, built in and concealed fridge and freezer, under lighting, solid oak flooring, downlighter spots, rear aspect.

Dining Area

French doors to garden, solid oak flooring, feature brick wall.

Landing

Built in airing cupboard.

Master Bedroom

Built in double wardrobe, large square bay window to front.

Ensuite

Comprising a double shower cubicle with built in shower, hanging wash hand basin, hanging WC with concealed cistern, tiled floor. vanity shelf, heated chrome towel rail.

Bedroom Two

Built in double wardrobe, rear aspect with extensive views.

Bedroom Three

Wardrobe recess, Front aspect.

Bedroom Four

Rear aspect with extensive views.

Bathroom

Comprising a panel enclosed bath with built in shower and glass screen, hanging wash hand basin, hanging WC with concealed cistern, tiled floor. vanity shelf, heated chrome towel rail.

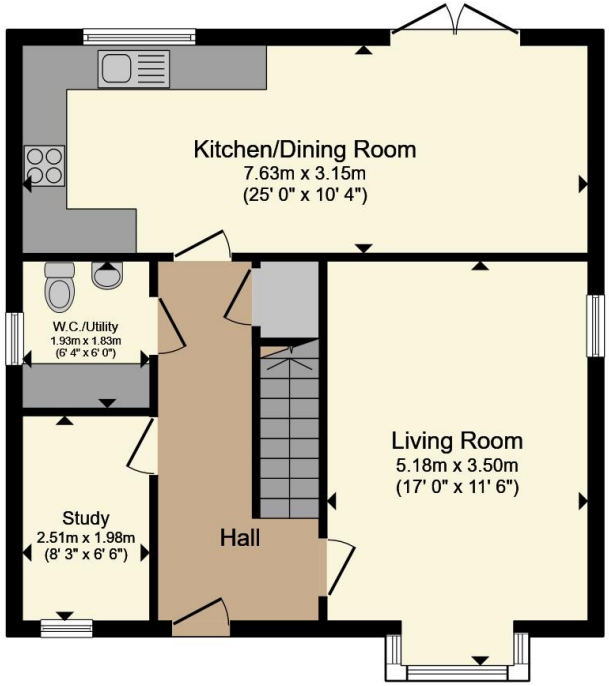
Outside

Rear Garden

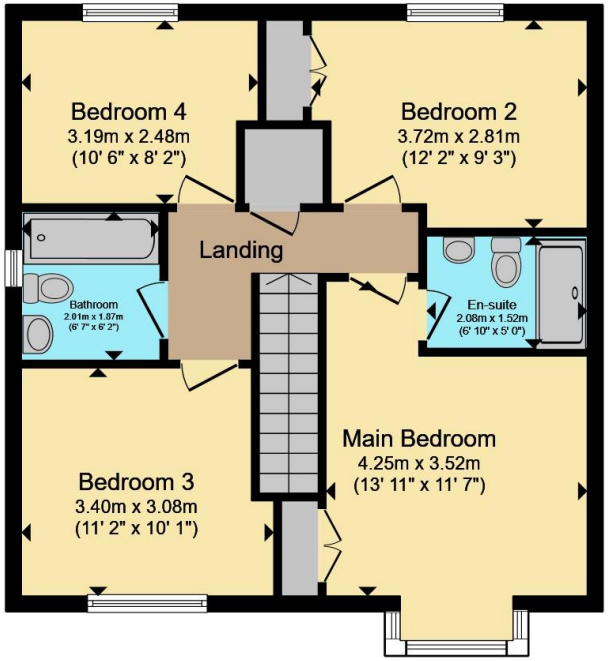
This wide southerly facing garden is a real sun trap and features a good size patio ideal for entertaining and alfresco dining. The garden is mainly lawned and there is a useful area of shingle to the side. The garden offers excellent privacy and an open outlook and further features twin coach lights, an external water supply, external power supply, personal door to the garage and gated side access.

Garage

With up and over door, eaves storage space, power and light and a personal door to the garden.



Ground Floor



First Floor

Total floor area 120.2 m² (1,294 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

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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: C

Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/ABY308678

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