



**Connells**

Dancing Green Off Dancing Lane  
Somerset

# Dancing Green Off Dancing Lane Somerset BA9 9FU

for sale  
**£475,000**



## Property Description

A standout four-bedroom detached executive home with a double garage, generous driveway and beautifully light, well-proportioned accommodation.

The Clevedon has been thoughtfully designed for modern family living, with an impressive open-plan kitchen and dining area featuring dual-aspect natural light and French doors onto the rear garden. A separate 22ft living room also enjoys French doors to the garden, while a practical utility/cloakroom and excellent storage make clever use of the ground-floor space.

Upstairs are four well-proportioned bedrooms, including a principal bedroom with en-suite, together with a contemporary family bathroom.

## The Property

The entrance hallway creates a bright and welcoming first impression, with useful under-stairs storage and a light-filled staircase enhanced by large windows. The living room extends to approximately 22ft and provides an excellent separate family reception room. French doors open directly onto the rear garden, bringing plenty of natural light into the space. At the heart of the home is the impressive open-plan kitchen and dining area. Designed with both everyday family living and entertaining in mind, the room benefits from dual-aspect windows and doors, with French doors connecting the dining area to the garden. The kitchen features light grey Shaker-style units with square-edge laminate worktops, together with a breakfast bar providing additional preparation, serving and informal dining space. Integrated appliances include a fridge/freezer, dishwasher, induction hob and fan-assisted oven, with soft-close doors and drawers and practical pan drawers. LED ceiling spotlights complete the contemporary finish. A combined utility/cloakroom provides additional practicality to the ground floor.

### First Floor.

A bright staircase leads to four well-proportioned bedrooms.

The principal bedroom benefits from a private en-suite shower room, while Bedroom Two provides a further generous double bedroom. Bedrooms Three and Four offer excellent flexibility for children, guests or home-working, with additional useful storage incorporated within Bedroom Three. The family bathroom includes a bath, separate fitted shower cubicle, concealed-cistern WC, wall-hung wash basin and heated towel rail.



## Specification

The Clevedon has been designed to provide an impressive specification alongside energy-efficient modern living, including:

\* Underfloor heating \* Integrated kitchen appliances \* Induction hob and fan-assisted oven \* Soft-close kitchen doors and drawers \* Oak internal doors \* LED lighting \* Contemporary bathroom and en-suite fittings \* Heated towel rails \* Landscaped rear garden \* Generous patio area \* Close-board timber boundary fencing \* EV charging \* Detached double garage with power and lighting \* Generous driveway parking \* 10-year NHBC new-build warranty \* Two-year developer aftercare service \* Additional option to select flooring from a selection provided - please ask for further details

## Dancing Green

Dancing Green is an exclusive collection of just 31 beautifully designed homes, including 24 open-market executive properties ranging from four to five bedrooms.

The development comprises a carefully considered collection of individual house styles designed to complement the surrounding landscape. A variety of exterior finishes, architectural detailing and large windows create attractive, light-filled homes designed around modern family living.

Plot 22 features an attractive rendered exterior, adding to the individual character of this impressive executive home.

## Location

Dancing Green occupies an attractive position on the northern edge of Wincanton, a desirable Somerset town surrounded by beautiful countryside.

The development provides an excellent balance between countryside living and town convenience, with Wincanton and its everyday amenities within a short distance.

The town offers shops, supermarkets, schools, leisure facilities and local services, while the surrounding countryside provides an attractive rural backdrop.

## Measurements

Living Room - 11'1" x 22'1"

Kitchen - 11'1" x 12'0"

Dining Area - 13'7" x 10'0"

Utility/Cloakroom - 6'4" x 5'11"

Bedroom One - 11'0" x 11'6" With En-Suite Shower Room

Bedroom Two - 11'2" x 11'7"

Bedroom Three - 11'7" x 10'3"

Bedroom Four - 9'10" x 10'2"

Family Bathroom - 10'6" x 6'8"

All dimensions are approximate and are provided for guidance only.

## Please Note

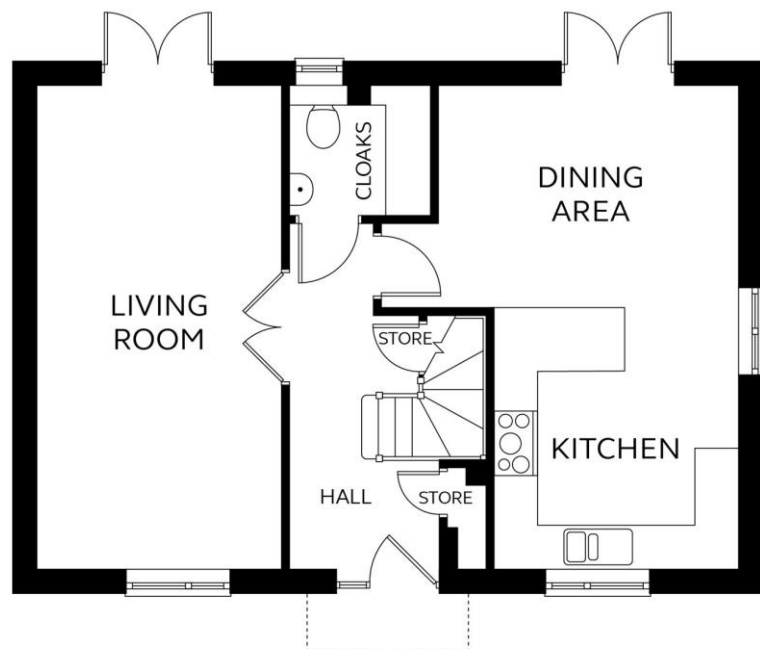
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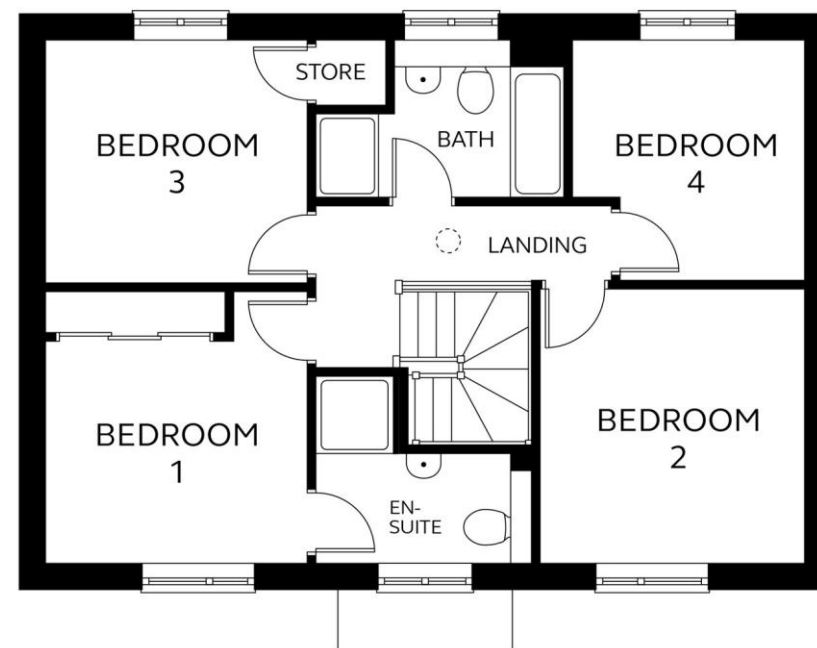




CLEVEDON — GROUND FLOOR



CLEVEDON — FIRST FLOOR



○ Sun pipe

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 GILLINGHAM SP8 4QT

EPC Rating:  
 Exempt

Tenure: Freehold

**view this property online [connells.co.uk/Property/GIL306770](https://connells.co.uk/Property/GIL306770)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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