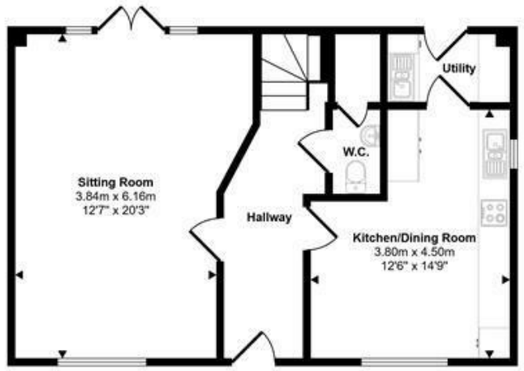
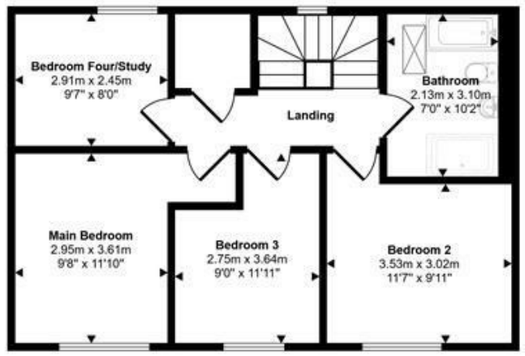
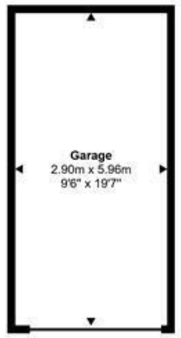
Approx Gross Internal Area
134 sq m / 1446 sq ft




Ground Floor
Approx 58 sq m / 622 sq ft




First Floor
Approx 59 sq m / 638 sq ft




Garage
Approx 17 sq m / 186 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Restways**
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**SP8 4AA**

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**gillingham@mortonnew.co.uk**
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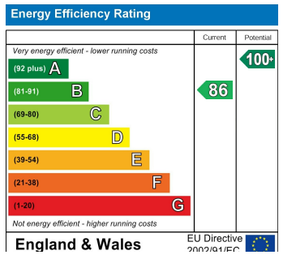



# Morton • New

selling and letting properties




King Alfreds Drive
Wincanton

Asking Price
£420,000

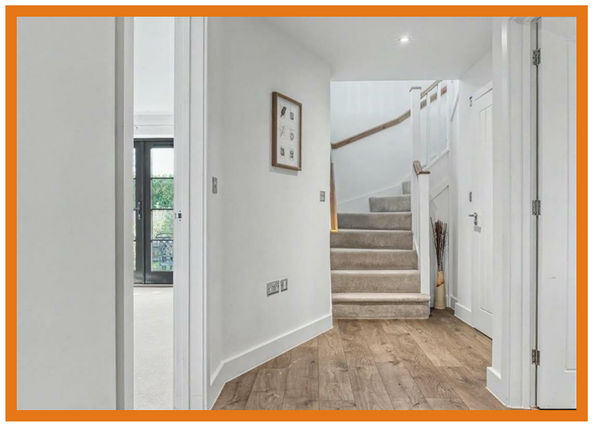
A beautifully presented four-bedroom end of terrace home with a good sized, enclosed rear garden, built in 2022 from Cotswold stone and benefiting from the remainder of its ten year LABC warranty. Tucked away in a quiet cul de sac, the property offers a garage, two allocated parking spaces, a separate utility room and underfloor heating to the ground floor, all within easy reach of Wincanton's shops and facilities and the A303.

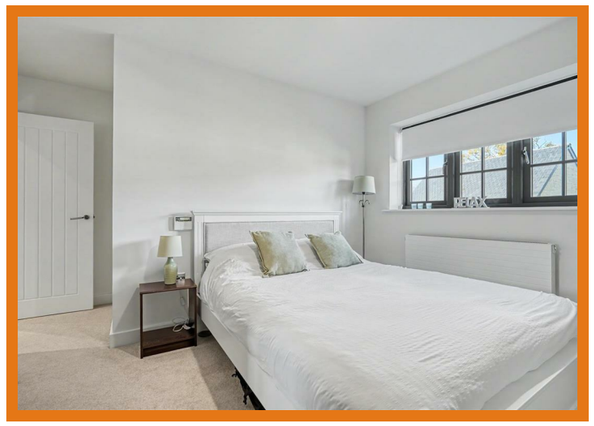
The accommodation includes an entrance hall, a generous sitting room with French doors opening onto the garden, a stylish kitchen dining room with integrated Neff appliances, a separate utility room and a downstairs WC. The current owners have also added shutters to the ground floor windows. Upstairs there are four bedrooms, the fourth ideal as a study, along with a family bathroom with a remotely operated Velux window. The property also benefits from an alarm system. Outside, the rear garden is designed for ease of maintenance, with a lawn and a patio adjoining the house, and to the side there is a garage with power and two allocated parking spaces.

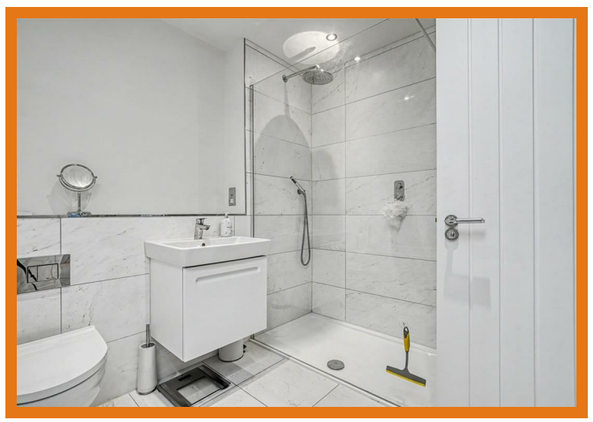
Wincanton is a popular Somerset market town, offering a good range of shops, supermarkets, schools and leisure facilities. The A303 is close by, providing excellent commuter links to London and the South West.













**The Property**

**Inside**
Ground Floor
A paved pathway leads to the front door beneath a storm porch, which opens into the entrance hall. The hall has stairs rising to the first floor, underfloor heating and doors leading off to all ground floor rooms. The sitting room is a generous room running from the front to the back of the house, with a window to the front and French doors opening out onto the patio and garden.

The kitchen dining room is fitted with a sleek range of handleless gloss floor and eye level units with complementary work surfaces and ceiling downlights. There is a range of integrated Neff appliances, and plenty of space for a dining table, with shutters to the front window. A door leads through to the separate utility room, which provides further storage and space for laundry appliances, along with a door out to the garden. There is also a downstairs WC. Underfloor heating runs throughout the ground floor.

First Floor
Stairs rise to the landing, with doors leading off to all four bedrooms and the bathroom. The main bedroom and bedroom two are both good sized double rooms, and bedroom three is a further double. Bedroom four is a versatile room, ideal as a single bedroom, nursery or home office. The family bathroom is fitted with a bath, a separate shower, a wash hand basin and a WC, and is completed by a remotely operated Velux window with an integrated rain sensor.

**Outside**
Gardens
To the front, the property has a lawned garden with established planting, and a paved pathway leading to the front door beneath the storm porch. A gate to the side gives access from the front through to the rear garden. The rear garden is a good size, fully enclosed and designed for ease of maintenance, with a patio adjoining the house, ideal for outdoor dining, and the remainder laid to lawn. There is outside lighting and an outside tap, and a gravelled area to the side of the house provides useful bin storage. Truly a lovely garden to relax in and enjoy.

Garage and Parking
To the side of the property there is a garage with power, along with two allocated parking spaces.

**Useful Information**
Energy Efficiency Rating B
Council Tax Band D
Gas Central Heating with Underfloor Heating to the Ground Floor
Double Glazing [please confirm]
Mains Water and Drainage
Freehold
Remainder of Ten Year LABC Warranty
Vendor needs to find an onward property

**Location and Directions**
Wincanton is a popular market town in South Somerset, offering a good range of everyday amenities including supermarkets, independent shops, cafés, schools and leisure facilities. The A303 is within easy reach, providing excellent links to London and the South West. The surrounding countryside offers plenty of walks, and the towns of Gillingham, Sherborne and Shaftesbury are all close by, with mainline rail services available from Templecombe and Gillingham.

Postcode – BA9 9GL

What3words – recruited.empire.parading

DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.