

LODESTONE



24 Lockett Drive, Ansford





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BA7 7FQ

Guide Price: £395,000

3 
Bedrooms

2 
Bathrooms

1 
Receptions

PROPERTY FEATURES

- Contemporary three bedroom semi detached house
- Situated on the sought after 'Lovels Farm' development
- Walking distance to Castle Cary Train Station
- Immaculately presented throughout
- Pretty rear garden
- Two Bathrooms
- Off Road Parking
- Stylish Bi-fold doors to garden



24 Lockett Drive is a contemporary home, newly built in 2019 by Backhouse. Exceptionally light and spacious, it is beautifully designed and presented in immaculate condition throughout with modern interiors and a slightly unique layout, creating a calm and welcoming feel, enhanced by a neutral colour palette and large windows that allow natural light to flood in. The front door opens into a hallway leading through to an impressive open plan kitchen / dining / sitting room, which forms the heart of the home. This bright and sociable space is ideal for both everyday living and entertaining. The kitchen is fitted with a range of modern units and integrated appliances, complemented by ample worktop space and a practical layout.

There is plenty of room for a dining table and relaxed seating area, with direct access to the garden via stylish bi-folding doors. A separate utility room provides additional storage and space for laundry appliances as well as a further door providing access to the garden, and there is also a convenient downstairs w.c.

Upstairs three well-proportioned bedrooms are arranged around a central landing. The principal bedroom benefits from an ensuite shower room and built in wardrobes, while the remaining bedrooms are served by a family bathroom fitted with a bath and shower over. The third bedroom also offers flexibility as a study or home office if required. There is an airing cupboard on the landing with a heater.

Outside

To the front of the property there is block paved off-road parking and a front border with mature shrubs. The rear garden has been thoughtfully planted with mature shrubs, trees and well-stocked flower borders. A seating area provides the perfect spot for outdoor dining and relaxation, alongside a lawn, side access and a garden shed. The bi-fold doors allow the outside space to flow seamlessly from the main living area. A management



company has responsibility for the communal roads, green spaces and boundaries of this development.

Situation

Castle Cary is a bustling market town with many attractive and historic buildings including its C19th Market house and the C18th Roundhouse. The main street offers an assortment of individual shops, cafes and restaurants, a delicatessen, a butcher, a wine shop and a contemporary art gallery. Market day falls on a Tuesday where fish, organic vegetables and homemade breads are sold on the cobbles in front of the Market House. The Newt in Somerset is nearby and residents of Castle Cary enjoy a 'local' membership.

Rail links

This property is less than a 10-minute walk from Castle Cary railway station, a well-connected rural station offering direct routes to London Paddington railway station in around 1 hour 30 minutes, as well as connections to the South Coast, Taunton, Bristol, and Bath.

Shops

Large supermarkets are in the towns of Wincanton and Shepton Mallet which are both a short drive away and the fashionable town of Bruton is also very close by.

Schools

Castle Cary has a Pre School, Primary School and Secondary School.

Viewings by appointment only

MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Authority: Somerset Council

Council Tax Band: D

Guide Price: £395,000

Tenure: Freehold

PART B

Property Type: Semi-Detached

Property Construction: Standard

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Please refer to Ofcom website.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: Off Road Parking

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: None

Rights and Easements: None

Flood Risk: Low

Coastal Erosion Risk: N/A

Planning Permission: Land at Hardy Rise, Ansford - The erection of 75 dwellings - 1703422/REM

Accessibility/Adaptations: None

Coalfield Or Mining Area: N/A

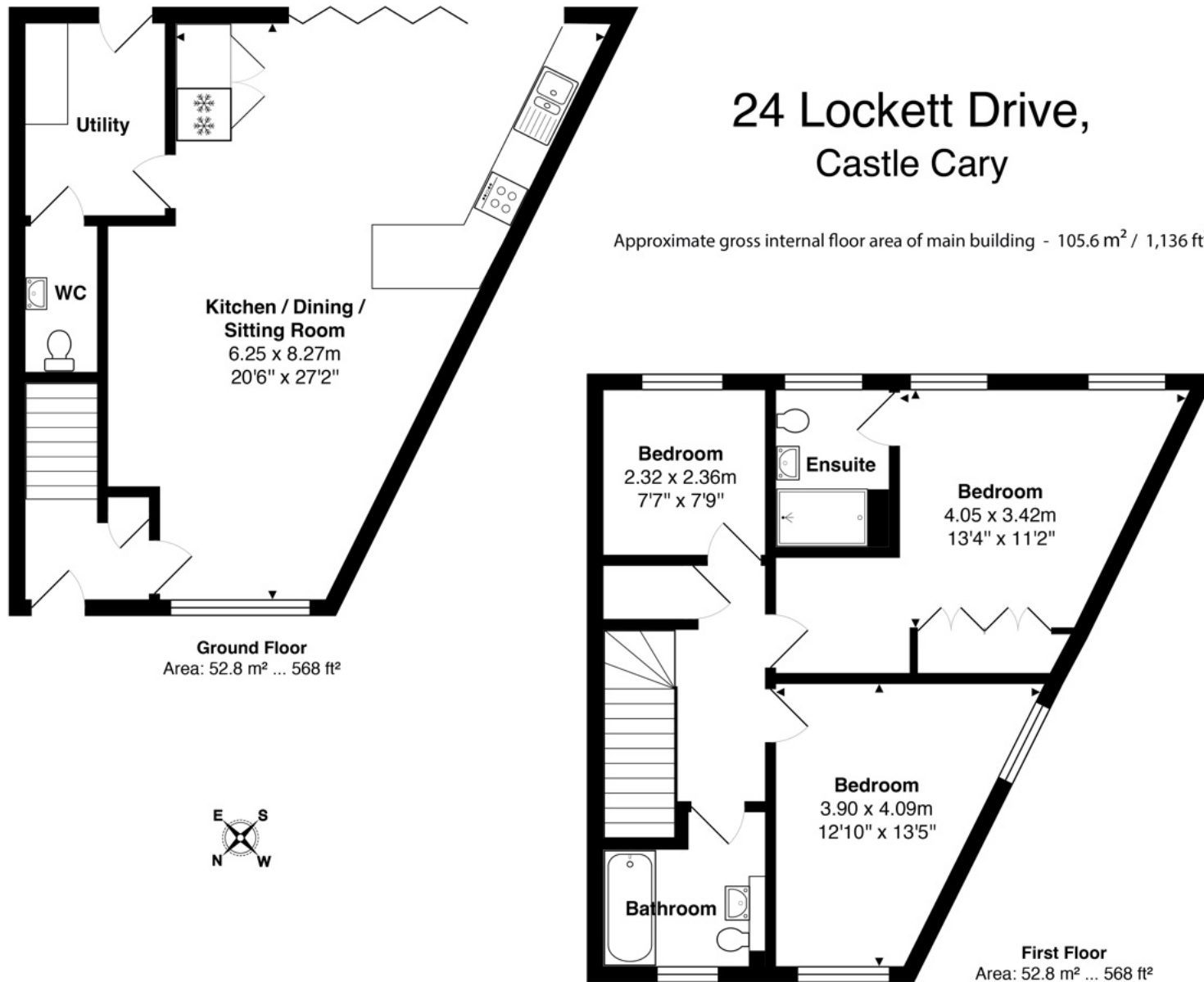
Energy Performance Certificate: B

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.

24 Lockett Drive, Castle Cary

Approximate gross internal floor area of main building - 105.6 m² / 1,136 ft²



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

Bruton

Fry's Halt
Station Road
Bruton, Somerset
BA10 0EH
Tel: 01749 605099
bruton@lodestoneproperty.co.uk

Wells

Melbourne House
36 Chamberlain Street
Wells, Somerset
BA5 2PJ
Tel: 01749 605088
wells@lodestoneproperty.co.uk

www.lodestoneproperty.co.uk

