



King Alfred's Drive, Wincanton, Somerset, BA9

Guide Price: £425,000

Freehold

# King Alfred's Drive Wincanton, Somerset, BA9

 3  2  1  1,222 sq ft

Three Double Bedrooms

Garage and Driveway Parking

Beautiful Cul-De-Sac Location

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## ABOUT THE PROPERTY

Nestled in a cul-de-sac location and built to an exceptionally high standard, this attractive 'Cotswold Cottage Village' stone property benefits from an LABC New Homes 10-year warranty and combines luxury living and country chic. Gas fired central heating with individual room controls, double glazing throughout and an overall energy rating of B make this property a cost-efficient choice. This development of 23 exclusive properties located in the North-West of Wincanton is within walking distance of the local secondary school and close to local amenities. Views of Wincanton Racecourse and more distant views of King Alfred's Tower can be seen from the development and cements King Alfreds Drive as an idyllic retreat to those living there.

**NEWLY BUILT THREE-BEDROOM SEMI-DETACHED HOUSE WITH PRIVATE GARDEN, GARAGE AND PARKING.**

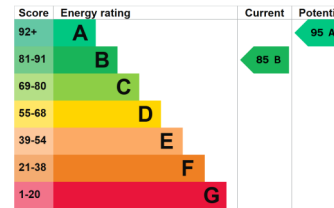
## GROUND FLOOR

Entering the property into the hallway are stairs to the first floor and a downstairs cloakroom with WC which fits neatly in the understairs space. The living room is through a door to the right and spans the length of the property with windows to the front and back and French doors that open out onto the patio. The kitchen/dining room to the left of the hallway with 'new grey' oak effect laminate flooring, is fully fitted with base and wall units, laminate worksurfaces and integrated Neff appliances which include a fridge/freezer, dishwasher, oven, hob and extractor fan. There is ample space for a dining table and chairs and French doors lead out into the garden. The property enjoys underfloor heating throughout the ground floor and in the family bathroom and en-suite.



## FIRST FLOOR

On the first floor, the master bedroom enjoys an en-suite shower room, WC and vanity unit with ceramic floor and wall tiles and an obscured window allowing natural light into the space. Two further double bedrooms are served by the family bathroom with bath, separate shower, WC, vanity and heated towel rail.



## OUTSIDE

The property sits at the heart of this attractive development and back from the road with lawn to the front and a paved path to the front door. The front of the property has been thoughtfully landscaped with hardy perennial flower borders and shrubs to attract wildlife. To the left of the property is the attached garage, with rear door to the garden, and parking space to the front. The rear garden is bordered by wooden fencing and is mainly laid to lawn with a patio area which conveniently continues as a pathway around the edge of the property.

**What3Words///scarred.accent.joints**



## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Council Tax Band:** TBC

**Local Authority:** Somerset

**Services:** Gas Central Heating, Mains Water, Mains Drainage, Electricity and Telephone all subject to the usual utility regulations.

## VIEWING

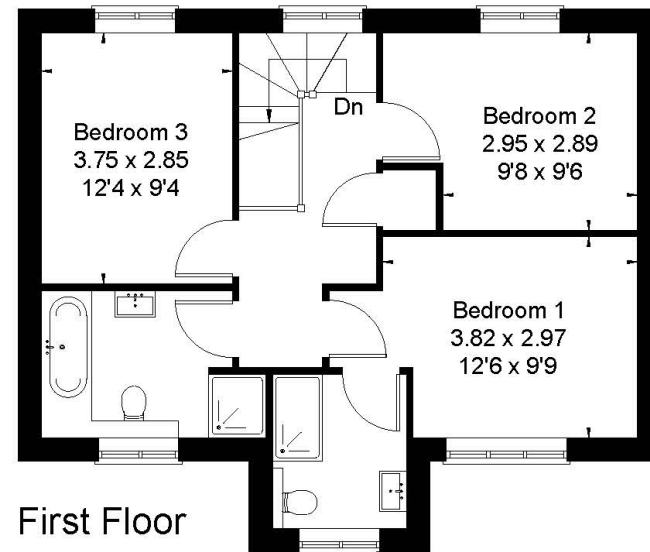
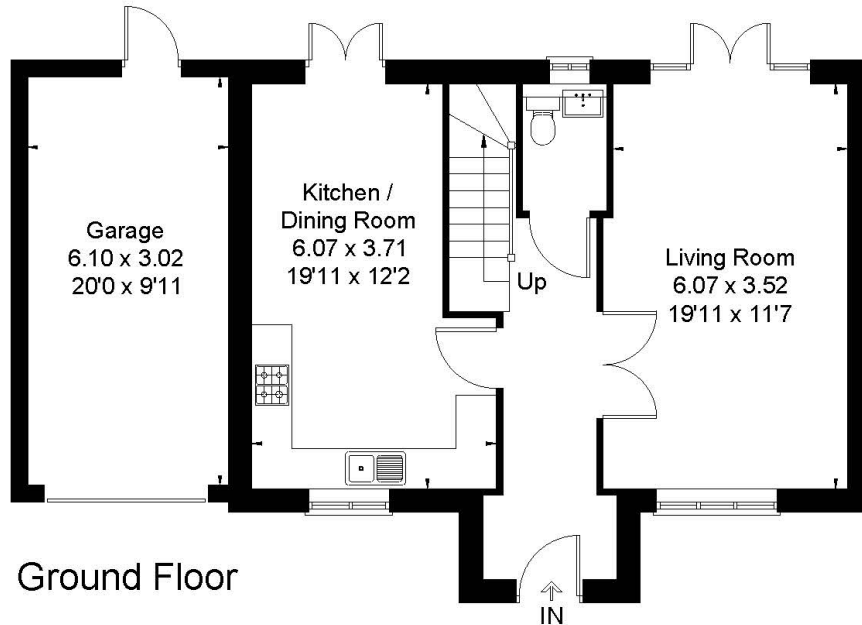
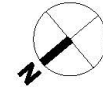
Strictly by appointment with the agents at

KingsLand Property.

Tel: 01963 34455

Email: sales@kingslandproperty.com

Approximate Area = 113.5 sq m / 1222 sq ft  
Garage = 18.3 sq m / 197 sq ft  
Total = 131.8 sq m / 1419 sq ft



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**KingsLand**  
Property & Land Agents

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Registered in England.

**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.