



**King Alfred's Drive, Wincanton, Somerset, BA9**

**Guide Price: £375,000**

Freehold

# King Alfred's Drive Wincanton, Somerset, BA9

 3  1  1  1,009 sq ft

Three Bedrooms

Parking for Multiple Vehicles

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 AND PARKING FOR THREE CARS.**

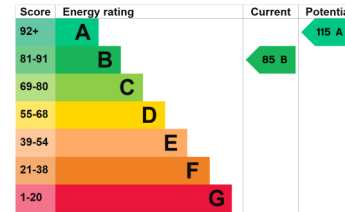
## GROUND FLOOR

On entering the property, a downstairs cloakroom with WC is conveniently located to the right of the hallway with an understairs cupboard at the far end and stairs leading to the first floor. A door to the right opens into the open plan 'L-shaped' kitchen/living room which is a bright and inviting space with wood effect laminate flooring and French doors out to the garden. The kitchen, 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. The property enjoys underfloor heating throughout the ground floor and in the family bathroom.



## FIRST FLOOR

The first-floor landing provides access to both a double and single bedroom at the rear of the property, an airing cupboard and a further double bedroom to the front. The family bathroom, with ceramic floor and wall tiles and obscured window, has a luxurious feel and is fitted with a bath, separate shower, vanity unit and WC.



## OUTSIDE

The property is set back from the road behind a low stone wall and attractive arch railings. A gate opens onto a paved pathway leading to the front door. The front of the property has been thoughtfully landscaped with hardy perennial flower borders and shrubs to attract wildlife. Three allocated parking spaces are located just a short walk to the left of the property. The rear garden is mainly laid to lawn with a paved patio area for outdoor dining. A chain-link fence at the rear ensures the seamless transition between the garden and the trees and countryside beyond. A timber fence to the left and right ensures privacy and a wooden gate to the side allows rear access into the garden.



**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

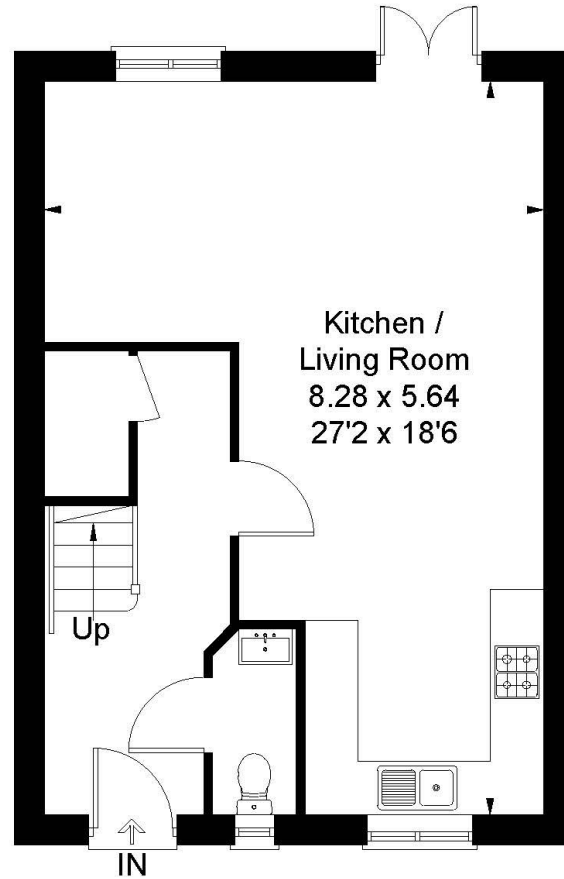
Strictly by appointment with the agents at

KingsLand Property.

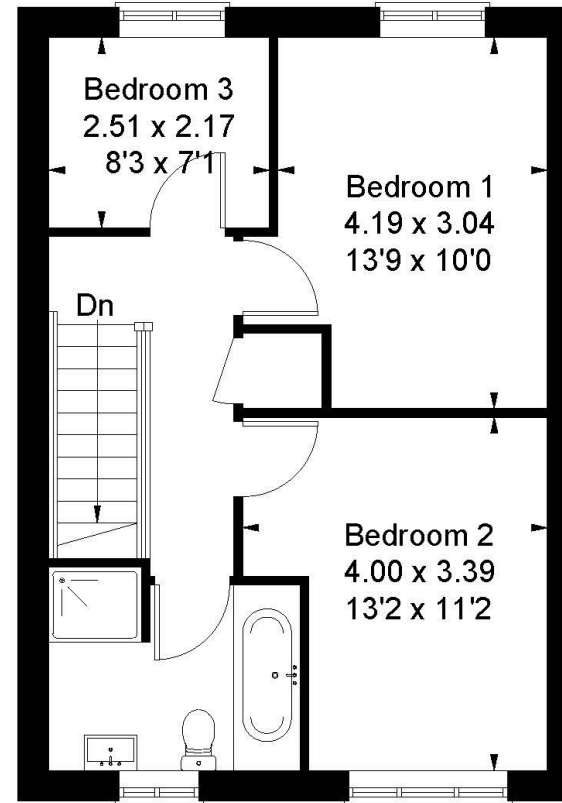
Tel: 01963 34455

Email: [sales@kingslandproperty.com](mailto:sales@kingslandproperty.com)

Approximate Area = 93.8 sq m / 1009 sq ft



Ground Floor



First Floor

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**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.