



HAMBLETON
ESTATE AGENTS

58 GREENWAY CLOSE
WINCANTON
BA9 9RH



£320,000

58 Greenway Close, Wincanton, Somerset, BA9 9RH.

A spacious two bedroom detached bungalow tucked away at the end of a close on a sought after mature development.

A large sunny aspect porch with space for a small table provides a pleasant seating, ideal for morning coffee. A door opens to the hallway with oak flooring providing a warm and welcoming entrance. To your left, there is a good size living/dining room which run the length of the property with double glazed French doors opening to a conservatory enjoying an outlook over the garden. From the dining area, a door gives convenient access to the kitchen fitted with a good range of units and plenty of work surface. Off the inner section of the hallway there is a bathroom and two bedrooms with the principle bedroom enjoying the benefit of built-in wardrobes and a stylish modern en-suite which boasts a double width shower cubicle.

Moving outside, the front garden is predominantly laid to lawn with a tarmacadam driveway to one side providing off road parking and leads to an attached single garage with up and over door, light and power, personal door giving access to the property. The garage has been partitioned to provide a utility area which houses the gas boiler. The attractive rear garden has been well maintained and landscaped by the current owner with an area of lawn, paved patio, established flower and shrub borders, shed/workshop and an ornamental pond with feature waterfall. Light and power socket.

LOCATION: The town of Wincanton is an appealing South Somerset town bordering the counties of Dorset and Wiltshire. Local amenities including a Co-Op supermarket, butcher, bakery, fruit and veg and whole foods shop, Morrisons, Lidl, Health Centre, Post Office, library, antique shops, cafes, eateries, the Bootmakers Workshop with crafts for both children and adults with a wood-fired pizza and a leisure centre with gym and swimming pool. The town has a thriving community with an active library as well as a community centre at the Balsam Centre which has a busy schedule of classes and groups. The town is a 10 minute drive from the fantastic offerings of Bruton including the Hauser & Wirth Art Gallery and Roth Bar & Grill, 10 minutes from the impressive highly-regarded Newt Hotel, 15 minutes from the pretty market town of Castle Cary and 20 minutes from the attractive Dorset town of Sherborne. It is also close to the A303 for an easy drive to/from London (approx 2 hours drive) and Berry's coaches which operates a twice daily service to London. Other local attractions are a number of National Trust properties including Stourhead and approximately an hour's drive from the beautiful Dorset coastline featuring some of the best beaches in the country. There is a Waitrose 10 minutes away in Gillingham or at Sherborne and an excellent local farm shop and restaurant at Kimbers (5 minutes away). There is also the renowned Wincanton racecourse and a pretty local park, Cale Park, which features a playground, café with 'mini-town' for children and the pretty river Cale which runs through to the countryside behind Loxton House.

ACCOMMODATION

GROUND FLOOR

UPVC double glazed front door to:

ENCLOSED ENTRANCE PORCH: A wide porch enjoying an outlook over the front garden. Front door to:

ENTRANCE HALL: Radiator, engineered oak flooring, cloaks cupboard, linen cupboard and coved ceiling with hatch to loft.

LOUNGE/DINER: 19'3" x 10'5" Inset wall mounted log effect gas fire, engineered oak flooring, coved ceiling with

downlighters, double glazed window to front aspect and double glazed door and window to:

CONSERVATORY: 9' x 8'2" Wall mounted electric convector heater and double glazed windows and French doors opening to the rear garden.

KITCHEN: 11'5" x 8'5" Inset 1¼ bowl single drainer stainless steel sink unit with cupboard below, further range of wall, drawer and base units with work surface over, space for slimline dishwasher, plumbing for washing machine, radiator, electric cooker point, double glazed window to rear aspect, door to rear garden and door to hallway.

BEDROOM 1: 9'2" (to front of wardrobe) x 8'9" Radiator, double glazed window to rear aspect, wall to wall mirror fronted triple wardrobes, door to garage and opening to:

EN-SUITE SHOWER ROOM: A modern stylish suite comprising large shower cubicle, low level WC, pedestal wash hand basin, fully tiled walls and smooth plastered ceiling with downlighters.

BEDROOM 2: 8'3" x 7'9" Radiator and double glazed window to front aspect.

BATHROOM: Shaped shower bath, low level WC, pedestal wash hand basin, fully tiled to three walls, radiator, electric shaver point, electric heater and double glazed window to front aspect.

OUTSIDE

FRONT GARDEN: Predominantly laid to lawn with a tarmacadam driveway leading to an attached single garage.

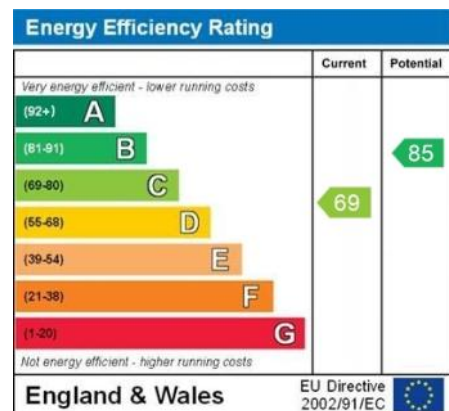
REAR GARDEN: Attractive landscaped rear garden with established flower and shrub borders.

SERVICES: Mains water, electricity, drainage, gas central heating and telephone all subject to the usual utility regulations.

COUNCIL TAX BAND: D

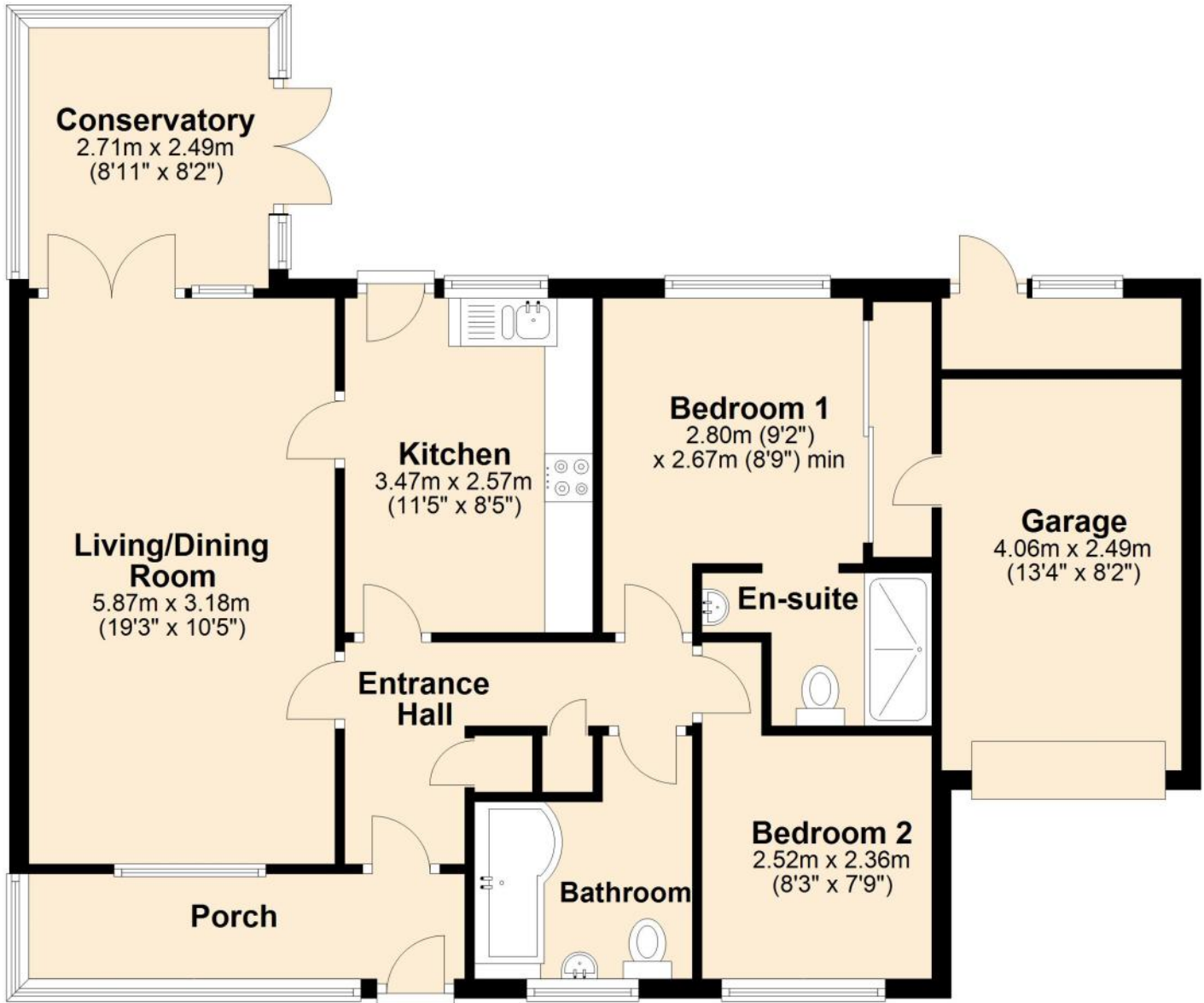
TENURE: Freehold

VIEWING: Strictly by appointment through the agents.



Ground Floor

Approx. 85.9 sq. metres (924.1 sq. feet)

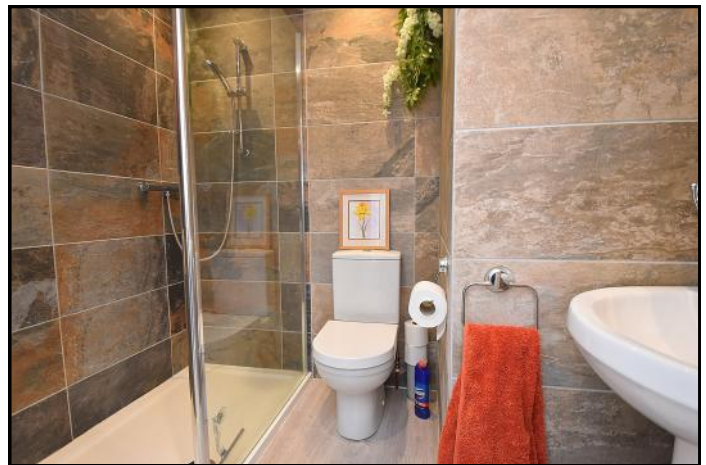


Total area: approx. 85.9 sq. metres (924.1 sq. feet)



HAMBLETON

ESTATE AGENTS



Important Note: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. 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 particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or misstatement in these particulars. Hambleton do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

