



Connells

Grove Close
Pen Selwood Wincanton



Property Description

Situated in the sought-after village of Pen Selwood, this spacious four-bedroom semi-detached home offers well-proportioned accommodation arranged over two floors and is ideally suited to family living. The ground floor comprises an inviting lounge with a feature log burner, a separate dining room ideal for both everyday use and entertaining, a fitted kitchen with integrated appliances, a cloakroom and a useful utility room with access to the rear garden. Upstairs, there are 4 double bedrooms, providing generous accommodation throughout. Bedroom 1 benefits from an original feature fireplace and an en suite shower room fit with underfloor heating, while bedroom 2 also retains an original feature fireplace. Bedroom 3 includes a built-in double wardrobe, and the accommodation is completed by a family bathroom complete with underfloor heating. Outside, the front garden is mainly laid to lawn and provides off-road parking. The rear garden is predominantly laid to lawn with gravelled areas, offering plenty of space for outdoor entertaining and family activities. Further benefits include a garden shed and side access to the front of the property.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor

Entrance Hall

The entrance hall has a smoke alarm.

Cloakroom

The cloakroom has a WC and an extractor fan.

Lounge

The lounge has two windows to the front of the property, a TV point, log burner and a radiator.

Kitchen

The kitchen has four windows to the rear of the property, both wall and base units, an integrated oven, hob and dishwasher, an extractor hood, a one bowl sink and drainer, a radiator and space for a fridge freezer.

Dining Room

The dining room has two windows to the front of the property and a radiator.



Utility Room

The utility room has a window to the rear of the property and a door to the rear garden. It has both wall and base units, a one bowl sink and drainer, an extractor fan, thermostat, radiator and space for a washing machine.

First Floor

Landing

The landing has a thermostat, loft hatch and a smoke alarm.

Bedroom 1

Bedroom 1 has two windows to the front of the property, a radiator and an original feature fireplace.

En Suite

The en suite has a WC, wash hand basin with a vanity unit, a walk-in shower rainfall shower, an extractor fan underfloor heating, and a heated towel rail.

Bedroom 2

Bedroom 2 has two windows to the rear of the property, an original feature fireplace and a radiator.

Bedroom 3

Bedroom 3 has two windows to the rear of the property, a built in double wardrobe and a radiator.

Bedroom 4

Bedroom 4 has two windows to the front of the property and a radiator.

Bathroom

The bathroom has two frosted windows to the front of the property. It has a WC, hand wash basin with a vanity unit, a bath, a shower cubicle with a rainfall attachment, an extractor fan, underfloor heating, and a heated towel rail.

Outside

Front Garden

The front garden is mainly laid to lawn with a gravel path to the entrance of the property. It has parking, an external light and a log store.

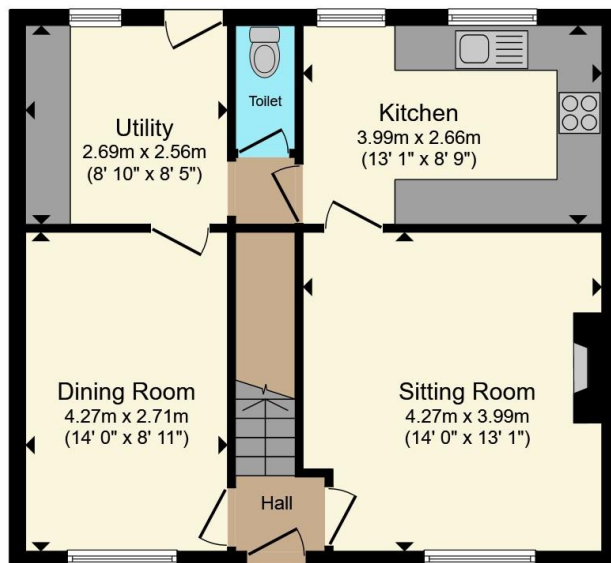
Rear Garden

The rear garden is mainly laid to lawn and includes a gravel patio area with steps leading to an additional gravelled space. The garden has fence borders, side access to the front of the property, external lighting, an outside tap, and a shed.

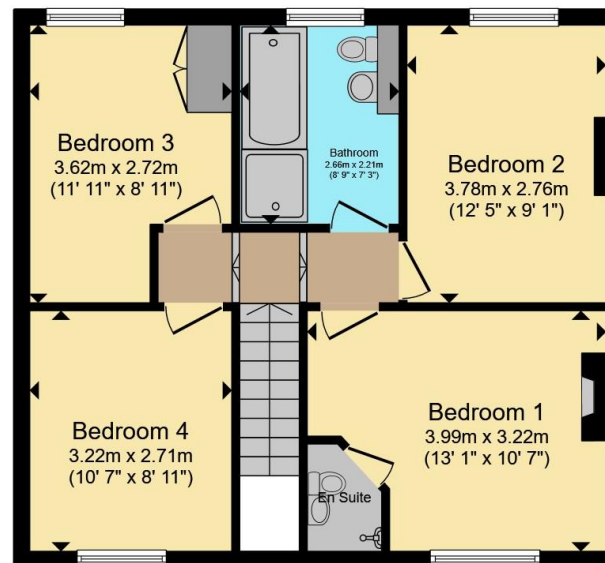








Ground Floor



First Floor

Total floor area 108.2 m² (1,164 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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4 Clive House High Street
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/GIL306647



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