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# 70 Crocker Way,

## Wincanton, BA9 9FY

Nestled in the charming town of Wincanton, this modern detached family home presents an exceptional opportunity for those seeking comfort and convenience. Spanning an impressive 1,012 square feet, the property boasts four well-proportioned bedrooms, making it ideal for families or those in need of extra space.

Upon entering, you are greeted by a welcoming reception room that flows seamlessly into an open-plan living and family area on the ground floor. This design not only enhances the sense of space but also creates a perfect environment for entertaining guests or enjoying quality time with loved ones. The contemporary kitchen is well-equipped, ensuring that culinary enthusiasts will feel right at home.

The master bedroom features the added luxury of an en-suite bathroom, providing a private retreat for relaxation. In addition to the en-suite, there are two further bathrooms, catering to the needs of the household with ease.

## £1,400 PCM

Council Tax Band: D

# 70 Crocker Way,

## Wincanton, BA9 9FY

4 2 1 C

- Modern detached family home
- Four spacious bedrooms
- En-suite master bedroom
- Open-plan living area
- Enclosed rear garden
- Driveway and garage parking
- Prime Wincanton location
- EPC rating: C
- Council Tax band: D

**Living Room**
13'8" x 17'8" (4.21m x 5.44m)
This welcoming living room offers a cosy and bright space with a large window at the front allowing natural light to fill the room. The neutral carpet and walls create a comfortable setting, while the stairs to the first floor and access to the adjoining kitchen diner provide a practical flow.

**Kitchen Diner**
21'7" x 8'1" (6.58m x 2.46m)
The kitchen diner is a well-proportioned, practical space with modern white cabinetry and black work surfaces. It includes a built-in oven, hob with extractor hood, and a sink under the window. The dining area at the rear enjoys access to the garden through French doors, making it ideal for family meals and entertaining.

**Master Bedroom**
The master bedroom is a spacious and tranquil room with soft carpeting and two windows providing plenty of natural light. It benefits from an ensuite shower room, offering a private and convenient bathroom space.

**Bedroom 4**
This bright bedroom, decorated in soft tones, is a comfortable single room with a large window overlooking the garden. It offers sufficient space for a single bed and additional furniture, making it suitable for a child or guest.

**Bedroom 2**
Bedroom 2 is a light and inviting space with neutral decor and a window bringing in natural light. It is well-sized to accommodate a double bed and bedroom furniture comfortably.

**Bedroom 3**
Bedroom 3 is a cosy, well-lit room with a window overlooking the garden. Its size is ideal for use as a child's bedroom, guest room, or study space.

**Bathroom**
The family bathroom is neatly presented with a white suite including a bath with shower, WC, and wash basin. Light-coloured tiling and a window create a fresh and airy environment.

**WC**
A convenient ground floor WC is located off the hallway, equipped with a wall-mounted WC and a small wash basin. It is a practical addition to the home for guests and family use.

**Front Exterior**
The exterior of the property is traditional yet fresh, with a white facade accented by red brick detailing around the windows and door. The driveway leads up to the garage, and a small front lawn adds to the curb appeal, making for a welcoming first impression.




## Directions

From our Wincanton Office proceed around the one way system going straight over the mini roundabout and proceeding towards Morrison’s. Go across the Morrison’s roundabout and at the next roundabout take the third exit in to Dykes Way. Continue until you reach the development then turn right into Atkins Hill then left into Crocker Way. Follow the road around where the property will eventually be found on the right hand side.



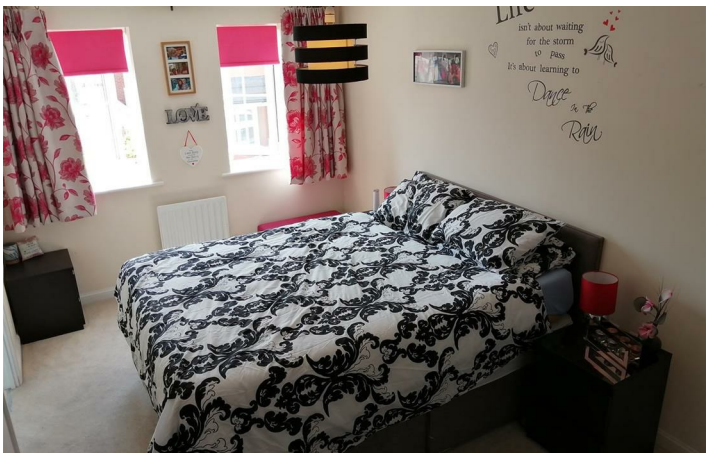











isn't about waiting
for the storm
to Pass
It's about learning to
Dance
in the
Rain
LOVE

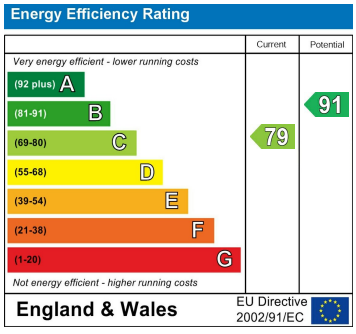


## Floor Plan: Not to scale ~ For identification purposes only.




For illustrative purposes only. Not to scale. Plan indicates property layout only.

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