

# 30 Kingfisher Road, Evercreech, BA4 6AN

COOPER  
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TANNER



## £490,000 Freehold

A Spacious 4 bedroom property nicely proportioned with versatile accommodation perfect for today's lifestyles - master bedroom with ensuite shower room, generous family/living space, study, driveway to the side, a single garage and enclosed rear garden.

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 4  2  2 EPC B

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## £490,000 Freehold

### DESCRIPTION

This well-proportioned detached house was built by Barratts Homes and is situated on the edge of the village with a level walk to the village amenities.

The property is entered on the ground floor into the spacious entrance hall with staircase rising to the first floor, doors to principal rooms, a coat cupboard and a downstairs cloakroom with low level wc and wash hand basin. The large sitting room located to the front has a double-glazed bay window and a door through to the separate family/dining room with an opening to the kitchen / breakfast room. The family/dining room has double glazed French doors leading to the garden. The light and airy kitchen / breakfast room is fitted with an extensive range of base, drawer and wall units incorporating a single drainer sink unit and work surfaces. There is an integrated dishwasher, fridge, freezer, hob, canopy and oven. There is space for a breakfast table in an area flooded with light, which has French doors with views of the garden. From here a door leads back into the Entrance Hall with a further door to the utility room fitted with matching units, plumbing for washing machine, wall mounted boiler and an external side door to the driveway parking.

Completing the accommodation on the ground floor a study / snug ideal for those needing a work from home space.

On the first floor the landing gives access to all four bedrooms and the family bathroom. The master bedroom is dual aspect and has an en-suite shower room with a large shower cubicle, low level wc and pedestal wash hand basin. The three remain bedrooms are all doubles.

### OUTSIDE

Located toward the end of the development in a cul de sac position, the front garden is gravelled for low maintenance with paved path to the front entrance door. A surfaced driveway to the side provides off road parking for several cars and gives access to the garage. The enclosed rear garden is designed for low maintenance with paved terrace, gravelled areas and a large timber-built summer house with power and light connected. There is a pedestrian gate to the driveway which leads to the single garage with up and over door, power and light.

### AGENT'S NOTE

We would like to advise prospective purchasers there is a management charge of approximately £360pa.

### ADDITIONAL INFORMATION

Gas fired heating. All mains' services are connected. Council Tax Band E.

### LOCATION

Evercreech offers many amenities - a Cooperative supermarket, Bakery, Pharmacy, Doctors Surgery and a Primary School. Situated close to Shepton Mallet, Bruton and Castle Cary with its main line train station London. to Paddington.

### DIRECTIONS

On entering the village of Evercreech from the A371 and via Prestleigh Road. Take the first turning on the right into Horsehill Meadows and into Kingfisher Road. Continue past the open greens on the left and the play area on the right. The property will be seen on the right hand side.







# Kingfisher Road, Evercreech, Shepton Mallet, BA4

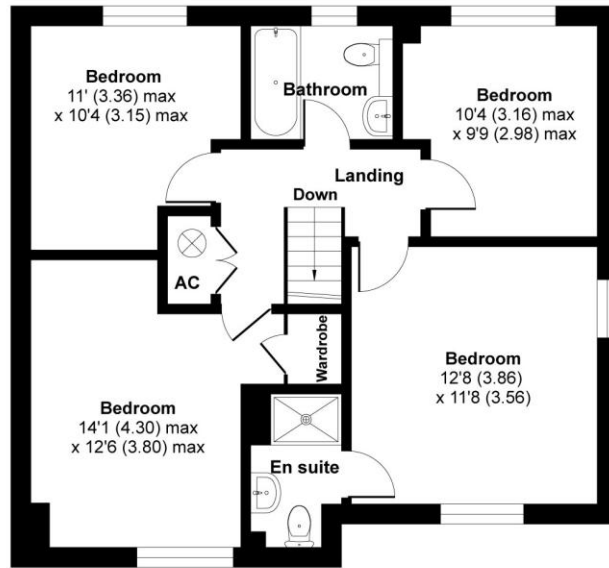
Approximate Area = 1414 sq ft / 131.3 sq m

Garage = 209 sq ft / 19.4 sq m

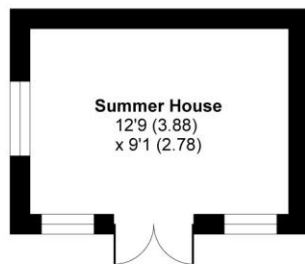
Outbuilding = 116 sq ft / 10.7 sq m

Total = 1739 sq ft / 161.4 sq m

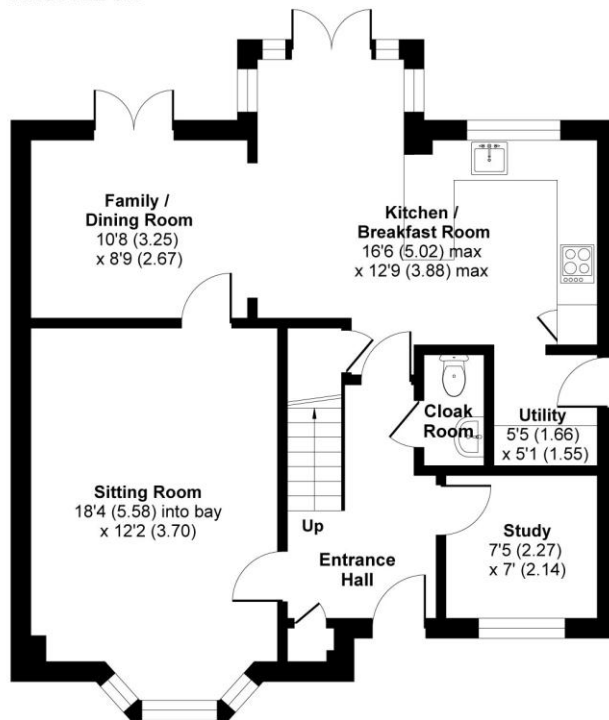
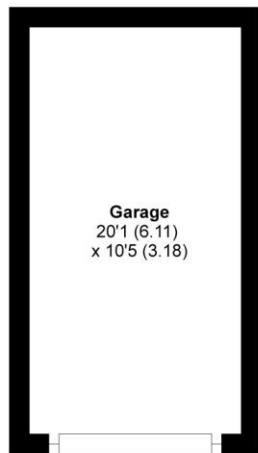
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FIRST FLOOR



OUTBUILDING



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cooper and Tanner. REF: 1405476

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