

# 7 Almsford Close

Castle Cary, Somerset, BA7 7FF



**£285,000 Freehold**

A modern and immaculately presented three bedroom semi-detached house situated at the end of a small no-through road, less than a mile from the town centre. The property enjoys lots of natural light and includes a contemporary kitchen and bathroom, off-road parking and a beautifully-tended garden.

# 7 Almsford Close Ansford, Castle Cary Somerset, BA7 7FF

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## DESCRIPTION

A door to the front of the property opens into an entrance hall, which has the staircase to the first floor accommodation, access into a downstairs WC and also into the kitchen and the sitting room. Located at the front of the property is the kitchen, which is fitted with a range of matching floor and wall units with granite work surfaces over. In addition, there is a breakfast bar with further cupboards and a wine rack beneath. There is an integrated double oven, an electric hob and a fridge/freezer, plus plumbing for a freestanding washing machine. The boiler for the gas-fired central heating is also found in the kitchen behind one of the wall units. At the rear of the property is the sitting/dining room, complete with a large built-in storage cupboard under the stairs and double glazed patio doors opening out to the garden. On the first floor, the landing also has a built-in cupboard (plus an airing cupboard) and gives access to all rooms. There are three bedrooms in total; two doubles and a single, which is currently used as a dressing room with large fitted wardrobes (this room could be taken back to a single bedroom if desired). The Master bedroom, situated at the rear of the house, also benefits from a fitted wardrobe and a modern en-suite shower room. The family bathroom has a white suite comprising a panelled bath with half height tiling around, a pedestal wash hand basin, a low level WC and a heated towel rail. Furthermore, the property benefits from a serviced house alarm system.

## OUTSIDE

To the front of the property there is a driveway providing off-road parking for a couple of vehicles with space to turn behind. Gated access to the side then leads through to an enclosed garden at the rear which has been landscaped by the current owners and is beautifully presented. The garden incorporates a patio seating area directly adjoining the sitting room, a section of lawn with established borders and a further seating area at the bottom of the garden, laid to stone chippings.

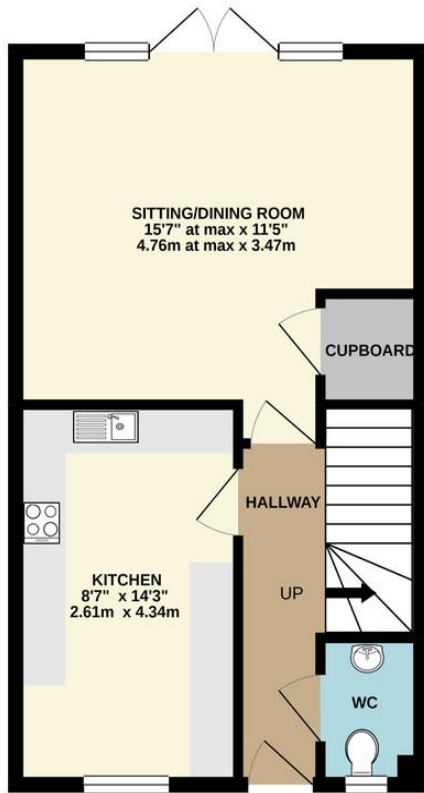
## LOCATION

Castle Cary is an attractive and bustling market town of glowing golden stone. It is a haven of historic buildings, independent shops and boutiques and picture-perfect surrounding countryside. Dating back to 1855, The Market House remains the focal point of the town, hosting a weekly market as well as regular events. Amenities include a nursery, a primary and a secondary school, a health centre, a dental practice, a library, a Post Office, a deli, various grocery stores, greengroceries, newsagents, chemists, pubs and tea shops. There are large supermarkets only a 15-minute drive away in the towns of Wincanton and Shepton Mallet. The newly opened 'The Newt in Somerset' is just a short drive away along with the fashionable town of Bruton. The mainline railway situated on the edge of Castle Cary makes this a great location for commuters (Paddington c. 90 mins) and the A303 is also within easy reach.

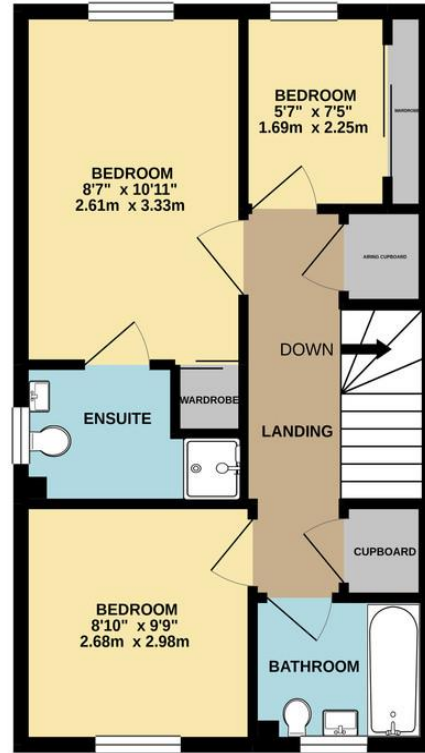




GROUND FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.7 sq.m.) approx.



ALMSFORD CLOSE

TOTAL FLOOR AREA : 856 sq.ft. (79.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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AND  
TANNER**

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