



GIBBINS RICHARDS   
Making home moves happen

38 Hatfield Drive, Kings Down, Bridgwater TA6 4YH

£345,000

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A nearly new four bedroom detached family home occupying a choice position within this popular development. Constructed approximately only two years ago by Persimmon Homes South West Ltd, this spacious four bedroom detached family home occupies a choice position being at the end of a cul-de-sac adjacent to an open green space and containing a small play area.

The accommodation is in excellent order throughout and provides four generous size bedrooms including en-suite shower room as well as a well equipped kitchen/dining room and above average size rear garden and is further complimented by ample off road parking and integral garage.

Kings Down is a popular development on the northern outskirts of Bridgwater which contains a nearby Tesco Express and primary school. For the commuter the property is handily placed for Junction 23 of the M5 motorway which contains various food, takeaway outlets. Bridgwater town centre itself is less than two miles distant and further benefits from an intercity railway access.

Tenure: Freehold / Energy Rating: B / Council Tax Band: D

Total floor area - 1210 sq.ft. (112.4 sq.m.) approx.  
Nearly new four bedroom detached family home  
Only 2 years old!  
Choice position  
Adjacent to a large green area & small play park  
Commuting access - nearby Hinkley pick up point  
Gas central heating  
Easy access to M5 motorway





Entrance Hall  
 Living Room  
 Kitchen/Dining Room  
 Stairs to first floor.  
 15' 10" x 11' 2" (4.82m x 3.40m)  
 19' 0" x 10' 5" (5.79m x 3.17m) extended to 24' (7.31m) wide in part. The kitchen is well equipped with built-in oven and gas hob as well as access to rear garden. The utility area provides plumbing for washing machine and a gas fired central heating boiler.  
 WC and wash hand basin.  
 Cloakroom  
 First Floor Landing  
 Bedroom 1  
 11' 2" x 10' 6" (3.40m x 3.20m) with the addition of a door recess, containing a large wardrobe recess.  
 En-Suite Shower Room  
 Low level WC, wash hand basin and shower enclosure.  
 Bedroom 2  
 10' 5" x 9' 2" (3.17m x 2.79m) with recessed wardrobes and storage cupboard.  
 Bedroom 3  
 9' 6" x 9' 2" (2.89m x 2.79m)  
 Bedroom 4  
 10' 2" x 7' 5" (3.10m x 2.26m)  
 Bathroom  
 7' 5" x 5' 10" (2.26m x 1.78m) Low level WC, wash hand basin, bath with overhead electric shower.  
 Outside  
 Driveway to front for two vehicles leading to an integral garage. Side access leads through to a fully enclosed and well landscaped rear garden which is of generous size with shaped lawn, sun patio, cultivated area and fully enclosed fence work. The property benefits from a south/west facing aspect.

**AGENTS NOTE**  
 This property is subject to an annual fee of approximately £215.00 payable to Trustmgt RFS Ltd towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



GROUND FLOOR  
628 sq.ft. (58.4 sq.m.) approx.

FIRST FLOOR  
582 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 1210 sq.ft. (112.4 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.  
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.  
Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488  
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk