

# Towers Wills

Town & Country

Offers in excess of  
**£310,000**



## 17 Dore Close, Yeovil, Somerset BA21 3UP

Towers Wills are delighted to offer for sale this four-bedroom detached family home situated in a quiet cul de sac position in Abbey Manor Park.

The property has been modernised and presented to a high standard throughout. Comprises; hallway, cloak WC, living room, dining room, kitchen, utility room, four bedrooms, en-suite, bathroom, driveway, garage and rear garden.

## Key Features

Four bedrooms

Re-fitted kitchen

Re-fitted en-suite

Immaculately  
presented throughout

Cul de sac position

Driveway

Garage

Early viewing advised

**Hallway:** With double glazed door to the front. Radiator.

**Cloakroom:** Comprises of W.C, wash hand basin, double glazed window to the front. Radiator.

**Living room:** 6.48m x 3.26m (21'3 x 10'8) A spacious dual aspect family living area with double glazed window to the front and double-glazed patio doors leading to the rear garden. Two radiators. Open plan to the dining area.

**Dining room:** 3.41m x 3.00m (11'2 x 10') Perfect for entertaining with family and friends, with double glazed window to the rear. Radiator.

**Kitchen:** 4.56m x 2.60m (15' x 8'6) A quality re-fitted kitchen comprising of a range of wall and base units with work surfacing, stainless steel sink/ drainer inset and drawers under. Integrated double electric oven and AEG gas hob, plumbing for dishwasher space for American style fridge/ freezer, breakfast bar, tiling to splash back.

**Utility room:** 2.5m x 2.00m (8'2 x 6'6) Fitted with wall and base units, work surfacing with stainless steel sink inset. Plumbing for washing machine, space for tumble drier. Double glazed window to the front and door to the side leading to the driveway.

**Landing:** With stairs from the hallway, loft access. Airing cupboard.

**Master bedroom:** 3.40m x 3.09m (11'1 x 10'1) With built in wardrobes, double glazed window to the front, radiator.

**En-suite:** An immaculate recently re-fitted suite comprising of double shower cubicle, wash hand basin, W.C, extractor fan, mosaic glass tiling to splash back and window sill. Double glazed window to the front. Shaver point. Radiator.

**Bedroom two:** 3.30m x 3.10m (10'9 x 10'2) (excluding wardrobe). With double glazed window to the front. Built in wardrobes, radiator.

**Bedroom three:** 3.10m x 2.62m (10'2 x 8'2) With double glazed window to the rear. Fitted wardrobes, radiator.

**Bedroom four:** 3.10m x 2.70m (10'2 x 9') With double glazed window to the rear, radiator.

**Bathroom:** 2.30m x 2.00m (7'6 x 6'6) Suite comprising of bath with shower over, wash hand basin, W.C, extractor fan, double glazed window to the rear. Part tiled, radiator.

#### **Outside:**

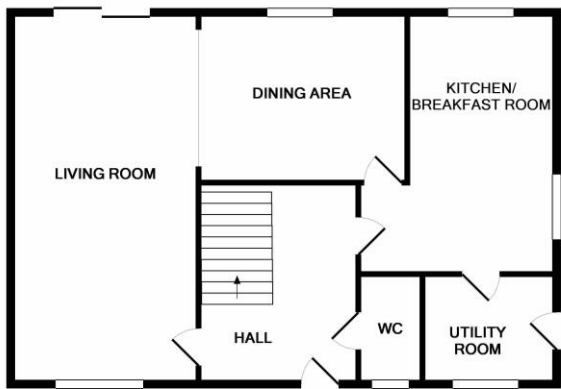
Driveway provides off road parking and leads to the garage. Detached garage: With power and light, up and over door.

**Rear garden:** To the rear of the property is an enclosed garden with side access. Majority laid to lawn, with patio and stone chipped area, borders stocked with a variety of plants and shrubs.

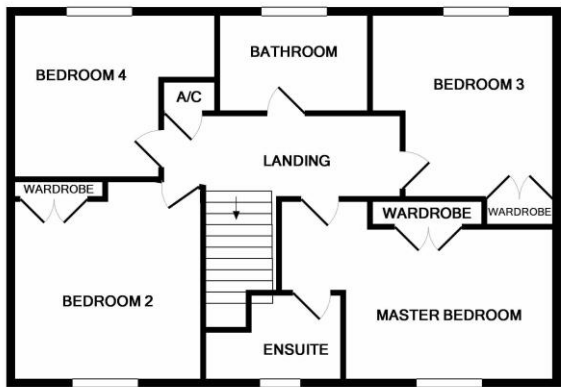


Floor Plans

Energy Efficiency and Environmental Impact

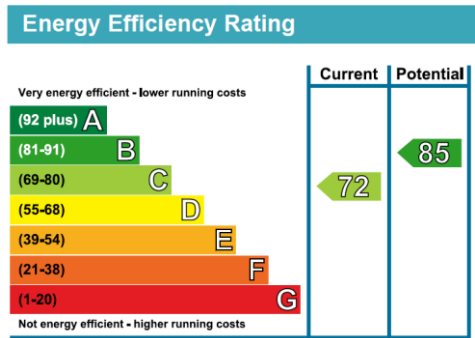


GROUND FLOOR



1ST FLOOR

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