



Campion Drive, Yeovil, BA22 8QS

welcome to

Campion Drive

An extended four bedroom detached family home situated in the desirable Brympton Development. The accommodation is presented in excellent decorative order throughout & benefits from a wealth of space & natural light. Externally, the property boasts off road parking, garage & beautiful gardens.



Entrance

Double glazed door to the front opening into:

Entrance Hall

Stairs rising to the first floor. Understairs storage cupboard. Radiator.

Downstairs Cloakroom

Double glazed window to the front. Suite comprising wash hand basin with tiled splashback. Low level WC. Radiator.

Living Room

14' 8" min x 10' 10" (4.47m min x 3.30m)

Double glazed bay window to the front. Aerial point.

Coving to the ceiling. Radiator. Door to the rear opening into:

Dining Room

10' x 9' 10" (3.05m x 3.00m)

Double glazed French doors to the rear opening out to the garden. Coving to the ceiling. Radiator. Door to the side opening into:

Fitted Kitchen

11' 3" max x 9' 11" max (3.43m max x 3.02m max)

Double glazed window to the rear. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated gas hob with cooker hood over and electric oven below. Plumbing for dishwasher. Breakfast bar. Tiled floor. Coving to the ceiling. Radiator. Door to the side opening into:

Utility Room

9' 11" x 4' 11" (3.02m x 1.50m)

Double glazed door to the rear opening to the garden. Door to the front opening into the garage. A range of fitted base units with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer with mixer tap. Plumbing for washing machine. Wall mounted boiler. Tiled floor. Coving to the ceiling. Radiator.

First Floor Landing

Airing cupboard. Doors opening into:

Master Bedroom

11' min x 11' max (3.35m min x 3.35m max)

Double glazed bay window to the front. A range of built in wardrobes. Radiator. Door opening into:

En Suite

Double glazed window to the side. Suite comprising shower cubicle. Wash hand basin. Low level WC. Towel radiator.

Bedroom Two

21' 6" max x 8' 2" (6.55m max x 2.49m)

Double glazed windows to the front and rear. Eaves storage. Two radiators.

Bedroom Three

10' 10" x 9' 4" (3.30m x 2.84m)

Double glazed window to the rear. Radiator.

Bedroom Four

9' 1" max x 6' 3" max (2.77m max x 1.91m max)

Double glazed window to the front. Radiator.

Family Bathroom

Double glazed window to the rear. Suite comprising enclosed bath. Wash hand basin. Low level WC. Radiator.

Garage

17' 6" x 8' 6" (5.33m x 2.59m)

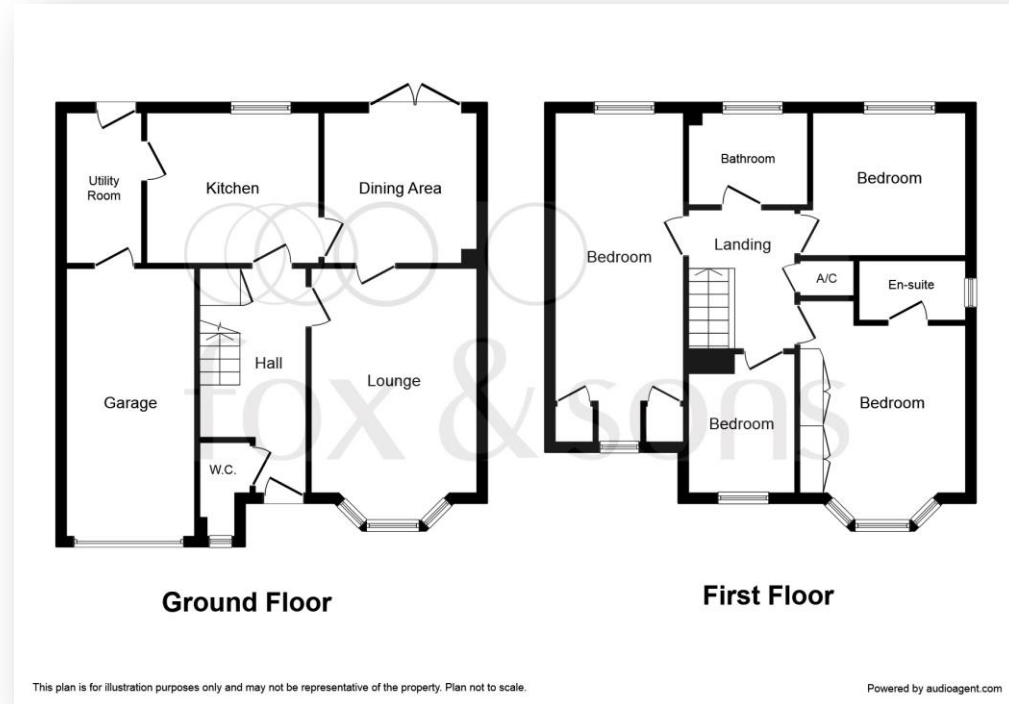
Up and over door to the front. Door to the rear opening into the utility room.

Front Garden

Via tarmac driveway providing off road parking. The garden is laid to lawn with hedge borders. Gated side access leading to the rear garden.

Rear Garden

A fully enclosed rear garden laid to lawn with a paved patio area abutting the property. The garden is bordered with a variety of decorative plants and flowers. To the head of the garden is a raised patio area providing an ideal seating area.



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welcome to Campion Drive

- Detached Family Home
- Four Bedrooms With En Suite to Master
- Two Reception Rooms
- Garage & Off Road Parking
- Beautiful Enclosed Gardens

Tenure: Freehold EPC Rating: Awaiting

offers in excess of

£290,000



directions to this property:

From the office, follow the one way system round to the hospital roundabout and take the second exit. At the roundabout take the first exit onto Preston Road. At the roundabout take the first exit. At the roundabout take the third exit onto Bluebell Road. Turn left onto Campion Drive and the property can be found via our for sale board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEO104552 - 0005

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