



360° Degree Virtual Tour

FOR SALE

Southfield Drive, Yeovil, BA21 3FJ

£500,000



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Arguably one of the best sited homes currently available within Brimsmore with a spacious and comparatively private rear garden compared to many within the development.

The visually impressive 'Canford' style home offers a slightly wider living room and principal bedroom than the majority of the standard houses available which really does make a difference. Internal inspection really brings home the attention to detail of the added features and personal touches evident throughout which compliment the original developers high quality fixtures and fittings.

The original developer built to a very high standard and the current owners have gone beyond to create space that is in keeping with the overall design and feel of the house itself as well as the Wyatt Homes ethos of quality above quantity with bespoke features evident throughout.

If you are seriously considering a home in this fine residential area you will not be disappointed to include this superior property on your viewing agenda.

We would be delighted to hear from you and help to make the arrangements for you to view as you will be shown around by one of our experienced team who have all visited the property personally and can speak to you at length on any questions you may have.

£500,000



LOCATION

Yeovil is a thriving market town surrounded by beautiful countryside offering good shopping, business, cultural and leisure activities including a multi-screen cinema and adjacent ten pin bowling, public swimming pool, Nuffield Health Club, the Octagon theatre along with an excellent range of restaurants and bars. Mainline train station and excellent transport links as Yeovil is situated within easy reach of the A303, the county town of Taunton and the M5 are approximately 24 miles. Only 7 miles from the delightful Abbey town of Sherborne with its well known schools and 19 miles from Dorchester. The Dorset coast at West Bay is 20 miles distant. The cities of Exeter, Bristol, Bath and Salisbury are all within approximately 1 hours driving distance. Sporting activities include golf at Yeovil and Sherborne, fishing and dinghy sailing at Sutton Bingham Reservoir.

Approach

This design of house was on the original brochure front cover as it was deemed as the 'superior' design of home for the range of properties made available to the market and finished in an attractive white render. Approach to the property initially is through the impressive Hamstone West Gate entrance off Thorne Lane to the North of Yeovil. The entrance of the development is designed in a Bath townhouse fashion and exudes quality and charm. This particular property is set on a no-through road which offers privacy, space and above all, the feeling of arriving home as you pull up to the front door. The Canford design of property is almost a picture perfect house design.

Ground Floor

Upon entering, you are immediately taken by the tasteful contrast of bold colours and added features which compliment the exterior design and create a continuation of the welcoming aspect of this fine home. Distribution on this floor includes a full length

sitting room with front sash windows, feature multi-fuel stove and rear aspect French doors all with bespoke blinds. To the rear of the entrance hallway is a practical downstairs cloakroom, however the main attraction is the full length kitchen and dining area which creates a comfortable homely space. The kitchen is to the original development specification and therefore of a high quality, in addition to this fine base the current owners have added bespoke fittings and fixtures which again compliment the overall original design of the home. Off the rear of the kitchen/dining area is a separate Utility area with its own individual external door to the rear garden.

First Floor

An impressive staircase leads from the ground floor to the spacious landing which in turn provides access to the main bathroom with the welcome option of either having a nice soak in the bath or a more practical rinse in the separate shower. Fully tiled and complimented with a range of contemporary finishes. There are then 2 double bedrooms, the front is currently used as a home office as there is high speed broadband available. The principal bedroom (wider than a standard 5 bedroom house in Brimsmore) is everything you would hope for in a modern home, with width, depth, built-in storage and its own tastefully designed, full-sized ensuite.

Top Floor

With 2 double bedrooms with front and rear aspect windows, lots of storage, including on the landing itself and a shower room with WC, this is ideal for the kids or visitors.

Rear Garden

Spacious, wider and more private than any garden I have been in personally in the Brimsmore development. This is a glorious space with initial patio area providing access to the driveway with a side gate, access from the kitchen, access from the utility and access from the sitting room, really there is no excuse not to step out and enjoy the fresh air. The main lawn has been replaced with a weatherproof, lazy-lawn, no lawn



mower required! To the rear the owners have built a raised terrace with covered space including an electric heating element for those colder nights and this is framed by an almost tropical background of mature firs and plants. And believe me, the sound on the roof when it rains is absolutely glorious.

Parking and Garage

Accessed is over a shared shingle drive with your own private parking space which in turn provides access to the garage and then gated access to the rear of the house and garden.

Kitchen

Individually designed, high quality fitted kitchen with quartz worktop Integrated oven, hob and extractor Integrated fridge/freezer 1½ bowl under-mount stainless steel sink with chrome mixer tap Ceramic floor tiling to kitchen, dining and utility rooms

Utility

Range of base units Stainless single bowl and drainer with chrome mixer tap Laminated worktop

Bathrooms, En-suites, Shower Rooms and Cloakrooms

Bathrooms, en-suites and cloakrooms are fitted with contemporary sanitary ware in white with stylish chrome fittings Bathrooms, en-suites and shower rooms are fully tiled Showers in en-suites include thermostatic shower controls Heated chrome towel rails to bathrooms, en-suites and shower rooms Power supply for shaver socket/mirrored cabinet

Decorative and Internal finish

Polished chrome door fittings to interior doors Ceramic floor tiling to kitchen, breakfast area, utility room, cloakroom, shower room and secondary en-suites Smooth ceilings throughout with S type coving Staircases with oak hand rail and white painted spindles

Electrical and Lighting

Chrome sockets in the kitchen and adjoining area Chrome down lights Low energy pendants to bedrooms

Media and Communications

Media socket; BT, TV + Satellite in sitting room and master bedroom TV socket in kitchen/dining area and remaining bedrooms

Energy efficiency, heating and installation

*Gas fired central heating system with thermostatically controlled radiators

Mains pressure hot water system with electronic programmer White UPVC double glazed windows Cavity wall and loft installation

Security

Outside lights to the front, rear and side doors AICO smoke detectors

External Finish

Outside water tap to rear Paved patio Shingle drive way Enclosed fencing surrounding rear garden

Services

Mains water drainage, gas and electricity

Directions

The West Gate Entrance is set off Thorne Lane.

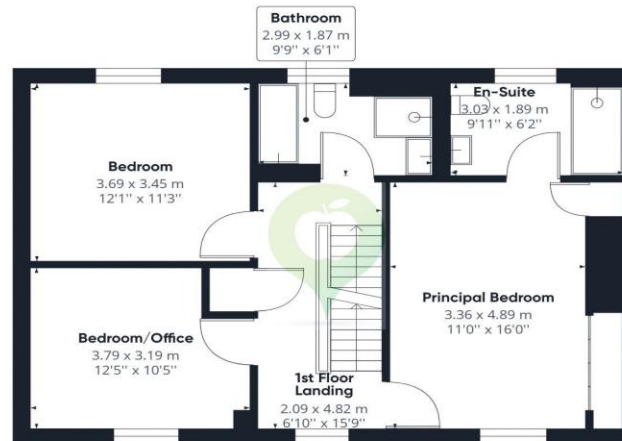
As you drive in, take the first left and follow the road to the end. In front of you will be the green area, simply disembark and approach the house which will be on your left hand side.

The home will be easily identifiable as there will be the distinct Orchards Estates FOR SALE Swing Board.

One of our colleagues will be there to show you around and answer any questions or queries you may have as all the team here have bought and sold property in the UK, making us arguably the only 'experienced' estate agents in the area.



Floor 1



Floor 2



Floor 3

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate total area⁽¹⁾

174.57 m²
1879.06 ft²

Reduced headroom

4.43 m²
47.72 ft²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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