





**Towers
Wills**

Town & Country

37a Preston Road, Yeovil, Somerset, BA21 3AE

£675,000

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Towers Wills are delighted to bring to market this stunning, detached family home, situated within a large plot tucked away at the end of its own private driveway while still close to local amenities being just 2/3 of a mile from Yeovil Town Centre. This substantial property has been modernised throughout by the current owners to a high standard and benefits from an eye-catching open plan kitchen/diner/living area (ideal for entertaining), separate sitting room, utility, downstairs WC, sizable entrance hall, four double bedrooms with master en-suite and family bathroom. Outside all set within the large grounds is ample driveway parking, garage, enclosed play area and patio/seating areas from which to enjoy the countryside setting. One to view to truly appreciate!

- * Detached Family Home
- * Large Plot
- * Tucked Away Position
- * Four Double Bedrooms
- * Two Bathrooms
- * Ample Driveway Parking
- * Garage



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	46 E	
21-38	F		
1-20	G		



Entrance Hall

Two double glazed windows to the front, wooden door to the front, radiator and tiled porcelain flooring.

W.C 1.68m x 1.85m

Double glazed windows to the front and side, wash hand basin, w.c, radiator and continuation of porcelain flooring.

Utility 3.56m x 3.62m (L-shape room)

With single glazed door to the side porch, cupboard housing oil boiler and water tank, ceramic one bowl sink drainer, terracotta style tiled floor, space for washing machine, additional under stairs cupboard and double glazed window to the side.

Side Porch 1.19m x 1.43m

Double glazed door to the rear garden and double glazed windows to the sides.



Sitting Room 4.93m x 3.56m – maximum measurements

Two double glazed windows to the side, double glazed windows to the front and rear, open fireplace and radiator.

Open Plan Family Room/Kitchen Diner/ Seating Area

Living Area 3.43m x 3.19m

Includes radiator and open archway to the kitchen/diner.

Kitchen/Diner 6.91m x 4.86m

Comprising of a range of wall, base and drawer units, granite work tops, under counter one and a half bowl sink drainer, breakfast bar which houses the wine cooler and integrated induction five ring Neff hob with extractor over, LVT flooring, two radiators, double glazed windows to the rear and sides, double glazed French doors to the rear, double glazed French doors to the side, integrated Neff 'slide and hide' double ovens, integrated dishwasher, integrated full length fridge and integrated full length freezer.



First Floor Landing

With radiator, loft hatch and double glazed window to the front.

Bedroom One 4.87m x 3.75m – maximum measurements

Double glazed window to the rear and radiator.

En-suite 2.80m x 2.64m

Comprising bath, separate shower cubicle, wash hand basin, w.c, double glazed windows to the rear and side, heated towel rail, extractor fan and tiled flooring and tiled to splashback.

Bedroom Two 4.94m x 3.57m

Double glazed windows to the front and rear, feature fireplace and radiator.

Bedroom Three 4.68m x 2.80m

Double glazed window to the side and radiator.

Bedroom Four 3.04m x 3.69m

Double glazed windows to the front and side, radiator and built-in wardrobes.



Family Bathroom 2.39m x 2.65m

Suite comprising bath, separate shower cubicle, wash hand basin, w.c, double glazed window to the side, tiled flooring, heated towel rail and extractor fan.

Outside

Front

To the front of the there is a large gravel driveway with ample parking that leads to the property and access to the garage and outside power.

Rear Garden

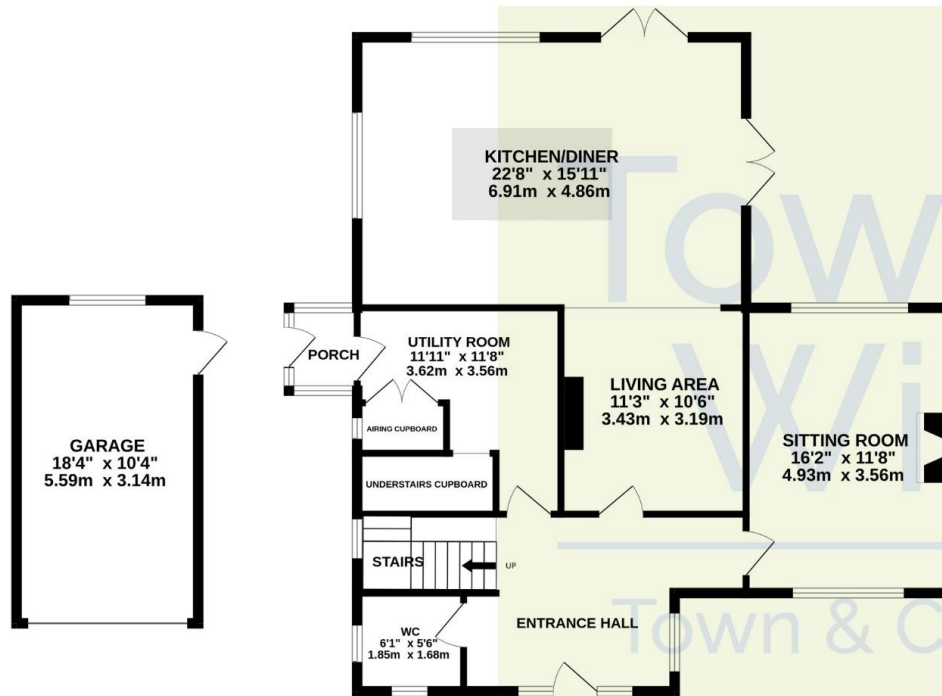
The rear garden is largely laid to lawn with mature trees, patio areas, enclosed play area, outside power, outside lighting, outside tap, wooden shed and oil tank.

Garage 5.59m x 3.14m

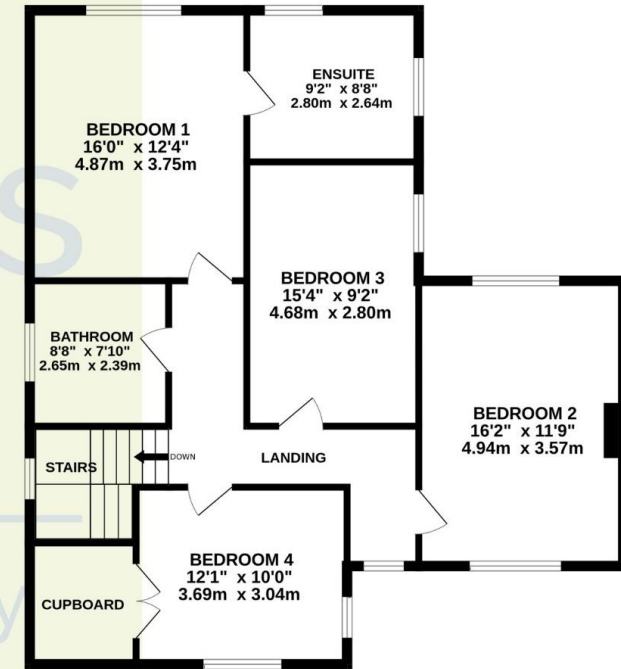
With 'up and over' door, double glazed window to the rear and door to rear garden.



GROUND FLOOR



1ST FLOOR



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