





**Towers  
Wills**

Town & Country

**21 Sandhurst Road, Yeovil, Somerset, BA20 2LE**

**£625,000**

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Towers Wills welcome to the market this much extended, detached family home, situated on one of the most sought-after roads, on the southern fringe of Yeovil. The property offers spacious and versatile accommodation throughout and needs to be viewed to be fully appreciated and briefly comprises; porch, reception hallway, living room, family room, kitchen, dining room, breakfast room, utility room, cinema, four bedrooms, two en-suites, dressing room, double driveway and large rear garden.

**\*Desirable Location**

**\*Extended Family Home**

**\*Four Bedrooms**

**\*Two En-suites**

**\*Cinema Room**

**\*Double Driveway**

**\*Large South Facing Garden**





### **Porch**

With double glazed door to the front.

### **Reception Hallway**

Glazed door to the front, radiator and storage cupboard.

### **Living Room**

With bay window to the front, exposed floorboards, wood burning stove (dual fed from both living room and family room), built-in fishtank to the partition wall and deflective lighting and recess ceiling spotlights.

### **Family Room**

With exposed floorboards, wood burning stove (fed from both living room and family room), deflective lighting, recess ceiling spotlights, under stairs storage cupboard, radiator and windows to both sides.

### **Kitchen/Dining Room/Breakfast Room**

A particularly large open plan area of the home; perfect for entertaining with family and friends with two velux skylights allowing lots of natural light and bi-fold doors opening out to the rear garden.



### **Kitchen Area**

Comprising of a range of wall, base and glazed display cabinets, granite work surfacing with matching upstands and sink/drainers, space for gas cooker, space for dishwasher, space for American style fridge/freezer, two radiators, spotlights, breakfast bar and double glazed door to the side.

### **Inner Hallway**

With opening to utility cupboard and cloakroom.

### **Cloakroom**

Comprising w.c, window to the side, heated towel rail and tiling.

### **Utility Room**

Wall, base and drawer units, work surfacing with stainless steel sink/drainers, double glazed door to the front, tiling, plumbing for washing machine, space for tumble dryer, space for fridge/freezer and door to cinema room.

### **Cinema Room**

Being a particularly versatile room with windows to both the side and rear, deflective lighting and spotlights.



**First Floor Landing**

Stairs from reception hallway, window to the side, radiator, loft access and airing cupboard.

**Bedroom One**

With double glazed window to the rear, radiator and leading to the dressing room.

**Dressing Room**

With two double built-in wardrobes, radiator, space for dressing table and window to the front.

**Master En-suite**

Comprising of shower cubicle, wash hand basin, w.c, heated towel rail and window to the front.

**Bedroom Two**

With bay window to the front, built-in wardrobe, radiator and door to en-suite.

**En-suite**

Comprising of shower cubicle, wash hand basin with vanity unit, w.c and heated towel rail.



**Bedroom Three**

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

**Bedroom Four**

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

**Bathroom**

Suite comprising of bath with shower over, wash hand basin, w.c, heated towel rail, wall unit, extractor fan, sensor light and double glazed window to the front.

**Outside**

To the front of the property is a large double driveway, perfect for anyone looking to store a motorhome, boat etc, providing ample off road parking.

**Garage**

With electric 'up and over' door, power and light.

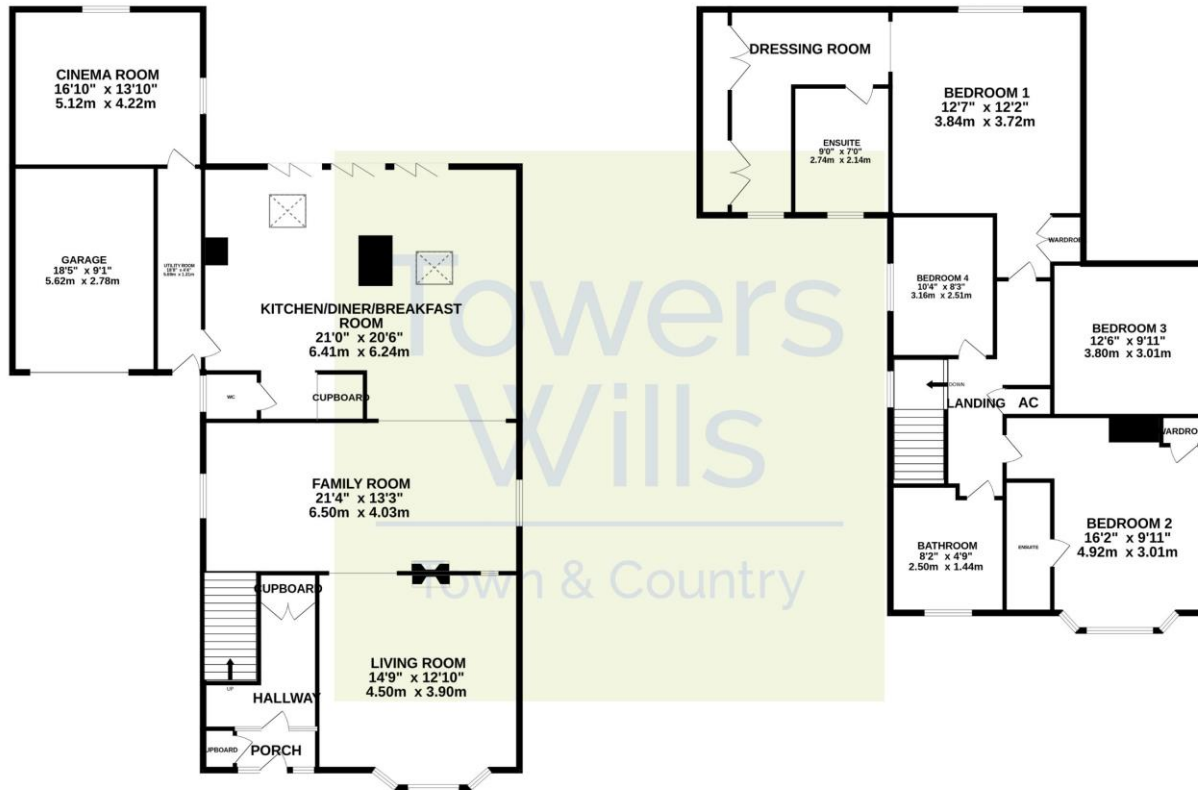
**Rear Garden**

The rear garden is majority laid to lawn with patio area, large stone chip area to the side and stocked borders with a variety of mature plants, trees and shrubs.



GROUND FLOOR

1ST FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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