



**Towers
Wills**

Town & Country

21 Sandhurst Road, Yeovil, Somerset, BA20 2LE

£595,000

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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 fish tank 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.

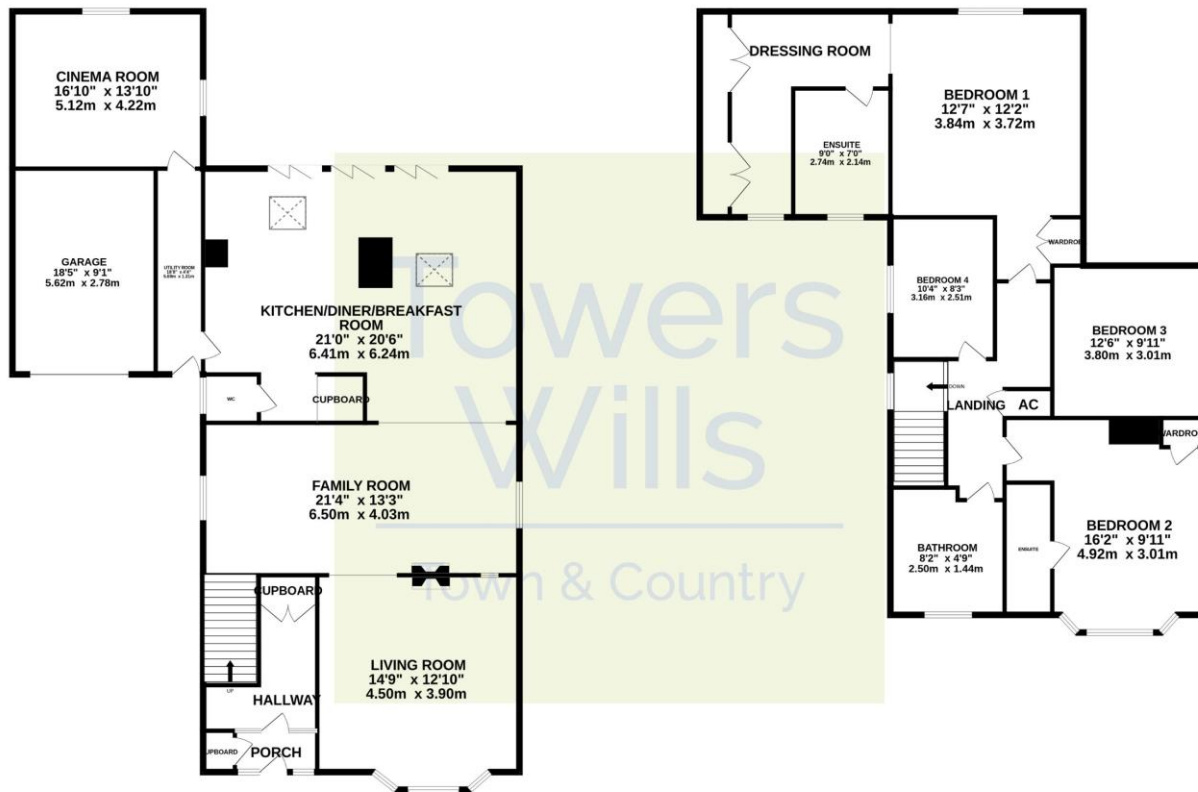
Rear Garden

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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