

# Towers Wills

Town & Country

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**11, Southfield Drive, Yeovil, Somerset BA21 3FJ**

**£475,000**

Towers Wills welcome to the market this individual detached family home, situated in the highly desirable Brimsmore development, finished to a high specification throughout, where internal inspection is strongly recommended to fully appreciate this stunning home. The property was constructed in 2014 by Wyatt Homes where the accommodation briefly comprises; reception hallway, cloakroom/w.c, spacious kitchen/diner, living room, four double bedrooms, two en-suites, family bathroom, driveway, garage and garden.

## Reception Hallway

Door to the front, tiled floor and cloakroom cupboard.

## W.C

Comprising wash hand basin, w.c, tiling and extractor fan.

## Kitchen/Diner

The perfect area for entertaining with family and friends; a spacious dual aspect open plan area, boasts high ceilings, double glazed window to the front and double glazed patio doors to the rear.

## Kitchen Area

Comprising of a range of wall, base and drawer units, Quartz work surfacing with matching upstands, integrated double electric oven/microwave, integrated induction hob with stainless steel cookerhood over, under cupboard lighting, integrated dishwasher, integrated fridge, integrated freezer, tiled flooring and being open plan to the dining area.

## Dining Area

With ample room for large table and chair set and radiator.

## Living Room

A particularly light and spacious room with four windows to the rear, patio doors opening out to the rear garden, two radiators, storage cupboard and stone feature fireplace.

## Utility Room

A dual aspect room with windows to both the front and side, work surfacing with inset stainless steel sink/drainers, base units, plumbing for washing machine, space for tumble dryer, radiator and tiled floor.

## First Floor Landing

With stairs from reception hallway, loft access and airing cupboard.

## Master Bedroom

With three windows to the rear, two double built-in wardrobes, two radiators and door to en-suite.

## En-suite

Comprising of bath, separate shower cubicle, wash hand basin with vanity unit under, w.c, fully tiled, two windows to the front, radiator, heated towel rail and extractor fan.

## Bedroom Two

With double glazed window to the rear, radiator and door to en-suite.

## En-suite

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

## Bedroom Three

With double glazed window to the front, built-in wardrobe and radiator.

## Bedroom Four

## Key Features

- Detached
- Desirable  
Brimsmore Estate
- High Specification  
Throughout
- Four Double  
Bedrooms
- Two En-suites
- Driveway & Garage
- Rear Garden

## Contact Us

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## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A dual aspect room with double glazed windows to both the front and side and radiator.

### **Bathroom**

Suite comprising of bath with shower over, wash hand basin with vanity unit under, w.c, heated towel rail, extractor fan, fully tiled and double glazed window to the side.

### **Outside**

To the side of the property is a driveway, in turn leading to the detached garage.

### **Garage**

With 'up and over' door, power, light, storage to the eaves and personal door to the garden.

### **Rear Garden**

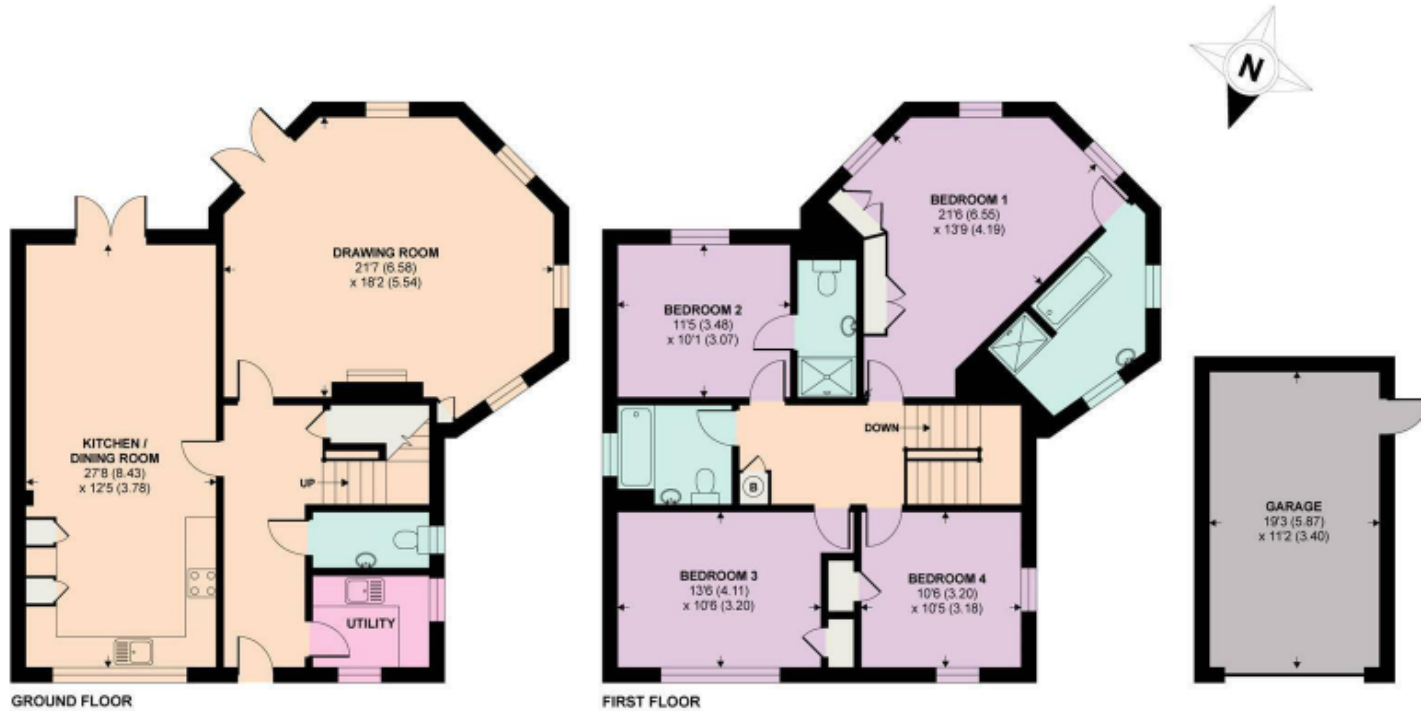
Enjoying a good degree of privacy being south facing, being majority laid to lawn with planted shrub borders, large patio area, outside tap and gated side access.



# Floor Plan

## Southfield Drive, Yeovil, BA21 3FJ

APPROX. GROSS INTERNAL FLOOR AREA 2121 SQ FT 197 SQ METRES (INCLUDES GARAGE)



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