

# Towers Wills

Town & Country

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7, Hillgrove Avenue, Yeovil, Somerset BA20 2LP

OIEO **£375,000**

Towers Wills welcome to the market a rare opportunity to purchase this stunning family home, situated in one of the most desirable roads in Yeovil. The property has been extended where the accommodation briefly comprises; porch, reception hallway, cloakroom/w.c, living room, family room, feature kitchen/diner, utility room, three bedrooms, bathroom, driveway and rear garden.

## **Porch**

With double glazed door and window to the front and tiled flooring.

## **Reception Hallway**

Two double glazed windows to the side, picture rail and radiator.

## **Cloakroom/W.C**

Suite comprising wash hand basin with vanity unit under, w.c, part tiled and window to the side.

## **Living Room**

A spacious bay fronted family living room with window to the front, fireplace with tiled grate and timber mantle surround, picture rail and radiator.

## **Family Room**

With under stairs storage cupboard with light, radiator and workstation/study area.

## **Kitchen/Diner**

One of the true selling features of this beautiful home must be this stunning open plan kitchen/diner; perfect for entertaining with family and friends. A high quality fitted kitchen comprising of a range of wall, base and drawer units, under mounted stainless steel sink/drainers, central island, work surfacing finished with beautiful Quartz stone, breakfast bar, integrated appliances including; AEG induction hob with Bosch cookerhood over, Neff double electric oven, integrated dishwasher, integrated larder fridge, window to the rear, under floor heating and being open plan to the dining area.

## **Dining Area**

With feature roof lantern and bi-fold doors leading out onto the rear patio area.

## **Utility Room**

With a range of wall, base and drawer units, work surfacing with stainless steel sink/drainers, space for tumble dryer, plumbing for washing machine, space for additional freestanding fridge/freezer and boiler cupboard housing gas central heating boiler and pressurised water cylinder.

## **First Floor Landing**

With loft access and airing cupboard.

## **Bedroom One**

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

## **Bedroom Two**

With double glazed window to the rear and radiator.

## **Bedroom Three**

With double glazed windows to both the side and rear and radiator.

## **Key Features**

- Extended
- Desirable Residential Location
- Three Bedrooms
- Driveway
- Rear Garden
- Early Viewing Advised

## **Contact Us**

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**Bathroom**

A beautifully presented luxurious suite comprising bath, separate shower cubicle with rainfall style shower head and additional mixer handset, wash hand basin with vanity unit under, w.c, heated towel rail, extractor fan, part tiling, under floor heating, windows to both the side and front.

**Outside**

To the front of the property is a block paved driveway, providing off road parking for two vehicles and gated side access to the rear garden.

**Rear Garden**

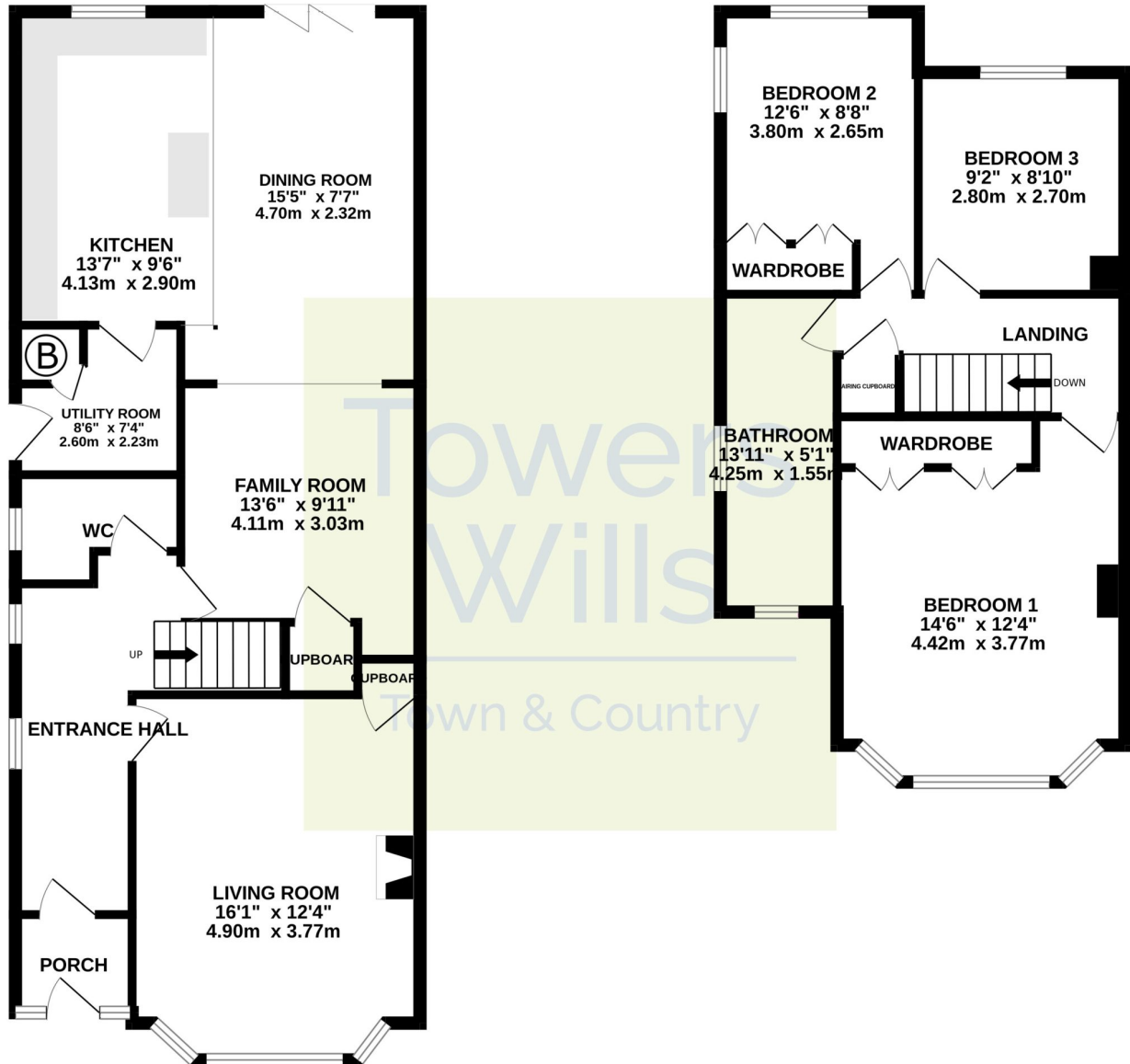
To the rear is a large patio area leading to lawned area with planted shrubs borders, additional seating area and storage shed. To the far end of the garden is an area of wood chip for playground area and additional area of lawn.



# Floor Plan

GROUND FLOOR

1ST FLOOR



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