

Towers Wills

Town & Country

£475,000



3 Balidon Place, Yeovil, Somerset, BA20 2FY

Towers Wills welcome to the market this CG Fry built fine home. Situated in a highly desirable position set back from West Coker Rd. The light and spacious accommodation is arranged over 1894 sq ft. Comprising: Hallway: Spacious living room with open fire, feature 34ft Kitchen / diner / family room, cloak W.C, utility room, four double bedrooms the master having a dressing room and en-suite, family bathroom, double garage, rear garden.

Key Features

- VIDEO TOUR AVAILABLE
- 34ft Kitchen / Diner / Family room
- Separate living room with open fire
- CG Fry built high quality home
- Double garage
- Master bedroom with dressing room & en-suite

Porch Entrance door leading into the hall.

Hall Stairs to first floor landing, central heating thermostat and radiator.

Cloakroom Fitted with close coupled WC, pedestal hand basin with mixer tap, tiled floor, part tiled walls and radiator.

Lounge 21' 11" x 12' 10" (6.73m x 3.86m) A superb dual aspect room with outlook to the front and patio doors opening to the rear garden, Jet master open fire with marble hearth and surround, 2 radiators, TV point and telephone point.

Kitchen/diner/ family room 33' 7" x 14' (10.24m x 4.27m) "The heart of the home" One of the properties many selling features this huge open plan area is perfect for entertaining with family and friends. Being a naturally light dual aspect room with outlooks to the front and rear garden, has sile stone worktops, upstand and splash back, gloss finished doors with stainless steel effect door furniture comprising, sile stone splash back, inset double sink drainer unit with mixer tap, AEG 5 ring gas hob with two AEG ovens under and extractor hood over. corner units cupboards, base and drawer units integral dishwasher, double integral fridge/freezer, 2 radiators, tv point, recess lighting, tiled floor and door leading out to the rear.

Utility Room 8' x 7' 8" (2.44m x 2.34m) Fitted with patterned tops with all and base units stainless steel sink drainer unit, mixer tap, tiled floor, central heating boiler, plumbing for washing machine, and door leading out to the rear.

First Floor Landing With airing cupboard housing the hot water cylinder, two further storage cupboards, window outlook to the front, radiator.

Master Bedroom 13' 1" x 10' 10" (4.01m x 3.35m) Window to the rear and radiator.

Dressing Area 11' 3" x 9' 6" (3.43m x 2.90m) L shaped room with fitted wardrobes and drawers, radiator.

En Suite 8' x 5' 5" + Shower recess (2.44m x 1.65m + Shower recess) A luxury fully tiled en suite fitted with a panelled bath with mixer tap and shower attachment, pedestal hand basin with mixer tap, a separate double



shower, heated towel rail, close coupled WC and recess lighting.

Bedroom 2 12' 9" x 10' 10" (3.89m x 3.35m) Window outlook to the front, radiator, telephone point and TV point.

Bedroom 3 14' 9" x 10' 7" + entrance recess (3.53m x 3.23m + entrance recess) Window outlook to the front, radiator, TV point and telephone point.

Bedroom 4 10' 9" x 9' 10" MAX (3.35m x 2.97m MAX) Window outlook to the rear, radiator, TV point and telephone point.

Family Bathroom 9' 3" x 5' 6" + Shower Recess (2.82m x 1.68m + Shower Recess) Fitted with a luxury white suite with panelled bath, close coupled WC, pedestal hand basin with mixer tap, separate double shower cubicle, heated towel rail recess lighting, extractor fan, window outlook to the rear.

Outside

Rear To the rear there is a good sized garden which is mostly laid to lawn with a good sized patio area and is enclosed by lap panelled fencing with gated side access. Outside tap and light.

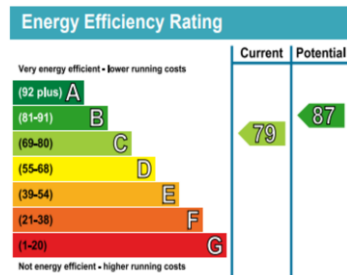
Parking

Courtyard parking available to residents and visitors to the front.

Double Garage 6.02m x 5.36m Twin electric up and over doors, power and light, with personal door leading into the garden

Floor Plan

Energy Efficiency and Environmental Impact



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Towers Wills

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