

for sale

offers over **£600,000**



## Meadow View Church Road Sparkford Yeovil BA22 7JZ

Having been renovated by the current vendors, this beautifully presented four bedroom detached family home is located in the desired village of Sparkford. Extended to create additional living space, this home is a must view! With a stunning countryside outlook and multiple reception areas.

# Meadow View Church Road Sparkford Yeovil BA22 7JZ

## Entrance

Double glazed door to the front.

## Entrance Hall

Double glazed window to the side, radiator and storage cupboard.

## Cloakroom

Double glazed window to the side, wash hand basin, wc and extractor fan.

## Sitting Room

16' 3" x 13' (4.95m x 3.96m)

Double glazed window to the front, patio doors to the rear, feature fireplace and 2 x radiators.

## Lounge

15' 3" x 8' 9" (4.65m x 2.67m)

Double glazed window to the rear, French doors to the side and a radiator.



### **Inner Hall**

Door to the side, radiator and spotlights.

### **Kitchen/ Diner**

17' 6" x 16' 3" (5.33m x 4.95m)

Fitted kitchen with a range of wall and base units, double glazed window to the front, French doors to the rear, 1 1/2 sink/drainers, integrated electric hob, double oven and dishwasher, space for a fridge/freezer, breakfast bar, 2 x radiators and spotlights.

### **Utility**

7' 6" x 5' 1" (2.29m x 1.55m)

Wall and base units, space for a washing machine and tumble dryer, sink and door into the larder.

### **Conservatory**

12' 8" x 10' 5" (3.86m x 3.17m)

Double glazed windows to the rear and side and a double glazed door to the side.

### **Landing**

Double glazed window to the rear overlooking countryside and spotlights.

### **Bedroom 1**

15' 4" x 13' 6" (4.67m x 4.11m)

Double glazed window to the side, Juliet balcony overlooking countryside, walk in wardrobe, loft access and a radiator.

### **En Suite**

Double glazed window to the side, walk in shower, wash hand basin, wc, extractor fan and a heated towel rail.

### **Bedroom 2**

16' 5" x 12' 2" (5.00m x 3.71m)

Double glazed windows to the front and rear, loft access and 2 x radiators.

### **En Suite**

Shower cubicle, wash hand basin, wc and a heated towel rail.

### **Bedroom 3**

12' 9" x 12' 2" (3.89m x 3.71m)

Double glazed window to the front, walk in wardrobe and a radiator.

### **Bedroom 4**

12' 7" x 9' 3" (3.84m x 2.82m)

Double glazed window to the front, radiator and a built in wardrobe.

## Bathroom

Double glazed window to the front, bath with shower over, wash hand basin, wc, radiator and spotlights.

## Outside

### Front Garden

Gates access, driveway for 3/4 cars and gated side access.

### Rear Garden

Lawn, patio with a countryside backdrop, summerhouse, shed, greenhouse, tap, hedging and fencing.

## Garage

16' 3" x 9' 9" (4.95m x 2.97m)  
Electric door with power and light.







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Property Ref: YOY313293 - 0002

**Tenure:** Freehold

**EPC Rating:** D

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