

for sale

offers over **£450,000**



Grove Avenue YEOVIL BA20 2BB

Located within a sought after part of the town in this fantastic 5/6 bedroom family home which is offered for sale with NO ONWARD CHAIN! Offering a wealth of space throughout, the accommodation is split over the three floors and also benefits from off road parking and a garage. A MUST VIEW!

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Entrance Porch

Storage cupboard. Double glazed door to the front. opening into:

Entrance Hall

Under stairs storage cupboard and a radiator.

Shower Room

Shower, wc, double glazed window to the side and a heated towel rail.

Lounge

15' 7" x 14' (4.75m x 4.27m)

Double glazed bay window to the front, radiator and a fireplace.

Dining Area

13' 9" Max x 11' 4" Max (4.19m Max x 3.45m Max)

Double glazed window to the side, archway to reception room 3, spotlights and steps leading to the kitchen.

Family Area

13' 8" max x 11' 4" max (4.17m max x 3.45m max)

Double glazed door to the utility room, window to the rear, radiator and feature fireplace.



Kitchen

12' 9" x 11' 5" (3.89m x 3.48m)

Fitted kitchen with a range of wall and base units, eye level NEFF oven, extractor fan, double glazed window to the side, breakfast bar, 1 1/2 sink/drainers, radiator and space for a dishwasher. Under counter fridge, inset spotlights to the ceiling, radiator and door to the side opening to the utility room.

Utility Room

10' 4" x 8' 8" (3.15m x 2.64m)

Double glazed door to the rear, units, double glazed window to the rear opening into the garden, space for a washing machine, tumble dryer and fridge/freezer.

Conservatory

11' 3" x 10' 6" (3.43m x 3.20m)

Double glazed French doors, Air Conditioning system and 2 x radiators.

1st Floor Landing

Double glazed window to the side, radiator and stairs to the 2nd floor.

Bedroom 2

14' 1" x 13' 2" (4.29m x 4.01m)

Double glazed window to the front and 2 x radiators.

Bedroom 3

13' 9" x 11' (4.19m x 3.35m)

Double glazed window to the rear, radiator and original fireplace.

Bedroom 4

9' 7" x 8' 4" (2.92m x 2.54m)

Double glazed window to the rear, radiator, corner seat, restricted head height.

Bathroom Area: Bath, wc and a wash hand basin.

Bedroom 5

13' 5" x 7' 7" (4.09m x 2.31m)

Double glazed window to the side and a radiator.

Bathroom

Double glazed window to the front. Suite comprising enclosed bath with mixer tap and shower over, wash hand basin inset to vanity unit and WC. Radiator.

Second Floor Landing

Door opening into:

Bedroom 1

13' 8" x 16' 2" (4.17m x 4.93m)

Double glazed window to the side, radiator, eaves storage, air conditioner and 2 x skylight windows.

En Suite

Bath with rainfall shower over, wc and his n hers vanity wash hand basins.

Dressing Room/Bedroom 6

13' 9" x 5' 10" Max (4.19m x 1.78m Max)

Double glazed window to the front, radiator and restricted head height.

Outside

Front Garden

Access via a tarmac driveway providing off road parking. Double wooden gates opening to additional secure parking ideal for a number of cars or motor home, double garage and rear garden.

Rear Garden

Fence enclosed with a lawn, decked area, summer house, pebbled and decked area, gate to the front, driveway for ample cars and a shed with light and power.

Double Garage

Up & over door, light, power, double glazed door to the side, 2 x double glazed windows to the side and storage.

Agents Note

We have been advised by the vendor that the solar panels are owned outright.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: YOV313355 - 0002

Tenure: Freehold

EPC Rating: C

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