



Connells

Green Shoots Sherlands Gardens
Merriott

Green Shoots Sherlands Gardens Merriott TA16 5RF

for sale
£325,000



Property Description

Tucked away in a quiet cul de sac is this well presented four bedroom family home in the desirable Merriott Village. Set on a generous plot this property boasts spacious living, a private garden and peaceful surroundings. The property owned since 2020 has been transformed from its previous internal condition into the beautiful house you see now. Step into a welcoming entrance hall, leading to a fully fitted kitchen, an added luxury of a downstairs w/c and open dining area. Doors then opening onto a triple aspect living room with patio doors onto a private enclosed rear garden. Upstairs are 4 double bedrooms, ideal for family living or a work from home space away from the comfort of downstairs, and a recently renovated family bathroom. To the side of the property is a private driveway for back-to-back cars, This move in ready house is a short walk from shops too, making this definitely one to add to your viewing short list.

Entrance Hall

Entrance hall with door to the front of the property, storage cupboard and radiator.

Kitchen

The kitchen space is lit by natural light entering through the double-glazed window positioned toward the front of the property. The design incorporates a full complement of base and wall-mounted storage units, offering substantial capacity for kitchen essentials. The designated cooking area features an integrated gas hob, served by dedicated overhead unit for ventilation. A functional sink unit complete with an integrated drainer positioned nearby. For convenience, the

layout includes pre-prepared appropriately sized recesses with corresponding utility connections to accommodate three separate free-standing appliances; a washing machine, a fridge/freezer and a dishwasher.

Dining Area

16' 6" x 13' (5.03m x 3.96m)

The dining area is accessed directly from the main hallway, establishing it as a central feature of the ground floor. The space is structurally defined by the staircase ascending to the first floor and features a tall-column radiator. Its versatile function is highlighted by the double doors that offer a seamless transition into the adjoining living room. For practical access, a separate door leads out to an outer porch, which provides immediate passage to the rear garden.

Living Room

21' 6" x 9' 9" into chimney recess (6.55m x 2.97m into chimney recess)

Entry to this naturally well-lit living room is achieved through double doors situated in the dining area, ensuring a seamless flow between the primary ground-floor reception spaces. This is a triple-aspect room, designed to maximise natural illumination. Abundant light pours in throughout the day, supplied by double glazed windows positioned at both the front and rear elevations. The third aspect features patio doors on the side, offering not only light but also direct, exclusive access to the private enclosed garden. Providing a focal point the room is centred around a feature electric fireplace. For consistent, practical warmth, the space is efficiently serviced by two radiators.

Porch

Entrance porch accessed via the rear of the property with Velux double glazed window to the rear and door to the garden, built in storage.

Cloakroom

A convenient downstairs cloakroom located on the ground floor. It is functionally equipped with a W/C and a dedicated wash hand basin. To provide natural light, the room includes a double-glazed window to the front of the property.

Landing

Landing with two loft hatch access points and an airing cupboard.

Bedroom One

12' 5" x 9' 9" (3.78m x 2.97m)

Bedroom one is positioned to the rear of the property. This placement ensures a view over the back of the plot. A double-glazed window, which is specifically oriented to the rear elevation of the dwelling and a radiator.

Bedroom Two

13' x 8' 4" (3.96m x 2.54m)

Bedroom two is located and situated towards the front aspect of the property structure. The room features a radiator and natural light is achieved by the inclusion of a double-glazed window to the front.

Bedroom Three

9' 8" x 9' 8" (2.95m x 2.95m)

Bedroom three is situated along the front aspect of the property. This room is equipped with a radiator and a double-glazed window towards the front of the property. Furthermore, the room benefits from built-in storage cupboards; these are integrated fixtures designed to provide dedicated storage to the room.

Bedroom Four

9' 8" x 8' 1" (2.95m x 2.46m)

Bedroom three is situated along the rear aspect of the property. This room is equipped with a radiator and a double-glazed window towards the rear of the property. Furthermore, the room benefits from built-in storage cupboards; these are integrated fixtures designed to provide dedicated storage to the room.

Bathroom

The bathroom has undergone a recent renovation, confirming the presence of new and contemporary fixtures and finishes installed throughout the space. The room is provided with natural light through a double-glazed window to the rear of the property. The dedicated area for bathing incorporates a bathtub which is equipped with an integrated rainfall shower designed for overhead water delivery. The essential facilities include a W/C unit and a vanity unit that features a functional wash hand basin. The space is completed by a wall mounted heated towel rail.

Outside

Rear Garden

Upon exiting the property through patio doors, one immediately accesses the rear elevation of the property, which transitions directly onto a defined and exclusive private patio area. This surface provides an area for the dedicated six-by-six storage shed. The secondary area consists of a lawned area which is enclosed with fence.

Parking

To the side of the property is a private driveway offering off road parking.









Ground Floor



First Floor

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

To view this property please contact Connells on

T 01935 431 129
E yeovil@connells.co.uk

1-3 Princes Street
YEovil BA20 1EW

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Band: D

Tenure: Freehold

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