



Hillrick Crescent, Yeovil, BA21 3FL

welcome to

Hillrick Crescent, Yeovil

An executive three bedroom detached family home, situated within a desirable location in Yeovil and within close proximity to many local amenities. The accommodation is presented in immaculate decorative order throughout and boasts a wealth of space and natural light.



Entrance

Solid wood door to the front, opening into:

Entrance Hall

Stairs rising to the first floor with understairs storage cupboard. Radiator. Door opening into:

Downstairs Cloakroom

Suite comprising wash hand basin with tiled splashback and WC. Extractor fan. Radiator.

Lounge

20' 3" x 10' 10" (6.17m x 3.30m)

A lovely light and spacious room with double glazed window to the front and double glazed French doors to the rear opening to the garden. Feature fireplace with log burner inset. Aerial point. Radiator.

Fitted Kitchen/ Diner

20' 3" x 10' 4" (6.17m x 3.15m)

Double glazed window to the front. Double glazed French doors to the rear opening to the garden. A range of beautifully fitted wall, base and drawer units with work surface over and under unit lighting. One and a half bowl sink with mixer tap and carved drainer into the work surface. Integrated gas Smeg hob with cooker hood over and glass splashback. Integrated eye level electric Smeg oven. Further integrated appliances include dishwasher and fridge/freezer. Space for dining table and chairs. Tiled flooring. Inset spotlights to the ceiling. Radiator. Door opening into:

Utility Room

6' 6" x 5' 2" (1.98m x 1.57m)

Double glazed door to the rear opening to the garden. A range of fitted wall and base units with work surface over. Single bowl stainless steel sink and drainer with mixer tap. Plumbing for washing machine and tumble dryer.

First Floor Landing

Double glazed window to the front. Airing cupboard. Access to the loft space. Radiator.

Bedroom One

15' 4" max x 11' (4.67m max x 3.35m)

Double glazed window to the front. Built in wardrobe. Aerial point. Radiator. Door opening into:

En Suite

Double glazed window to the rear. Suite comprising enclosed shower cubicle, wash hand basin and WC. Extractor fan. Fully tiled. Towel radiator.

Bedroom Two

10' 5" max x 10' 3" max (3.17m max x 3.12m max)

Double glazed window to the front. Radiator.

Bedroom Three

10' 5" x 9' 7" (3.17m x 2.92m)

Double glazed window to the rear overlooking the garden. Radiator.

Bathroom

Double glazed window to the rear. Suite comprising enclosed bath with mixer tap and shower over, wash hand basin inset to vanity unit and WC. Extractor fan. Fully tiled. Towel radiator.

Garage

Up and over door to the front. Power and light.

Front Garden

Access via a block paved driveway, leading to the garage and providing off road parking for two cars. Gated side access leading to the rear garden.

Rear Garden

A fully enclosed rear garden, laid mainly to lawn with a paved patio area abutting the property, providing an ideal seating area to enjoy the summer sunshine. The garden is bordered with a variety of decorative mature shrubs.



Total floor area 107.4 m² (1,156 sq.ft.) approx

The 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 inspector(s). Powered by www.localagent.com



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welcome to

Hillrick Crescent, Yeovil

- Executive Detached Family Home
- Three Bedrooms with En Suite to Master
- Immaculate Decorative Order Throughout
- Garage & Driveway Parking
- Council Tax Band - E

Tenure: Freehold EPC Rating: B

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEO107644 - 0004

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