



Laburnum Way, Yeovil, BA20 2SA

welcome to

Laburnum Way, Yeovil

A three bedroom detached family home, situated within the desirable Sampsons Wood Development and located within close proximity to many local amenities. The accommodation is presented in excellent decorative order throughout and boasts a wealth of space and natural light.



Entrance

Double glazed door to the front, opening into:

Entrance Hall

Stairs rising to the first floor. Radiator.

Downstairs Cloakroom

Double glazed window to the front. Suite comprising wash hand basin and WC. Radiator.

Living Room

14' 7" x 12' 2" (4.45m x 3.71m)

Double glazed window to the front. Understairs storage cupboard. Aerial point. Radiator. Opening into:

Dining Room

9' 7" x 8' 3" (2.92m x 2.51m)

A lovely light room with double glazed French doors to the rear opening to the garden. Space for dining table and chairs. Ideal space for home working. Radiator. Door opening into:

Kitchen

9' 7" x 7' 2" (2.92m x 2.18m)

Double glazed window to the rear. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. Single bowl sink and drainer with mixer tap. Space for free standing cooker with cooker hood over. Plumbing for washing machine and slimline dishwasher. Space for fridge/freezer.

First Floor Landing

Access to the loft space. Airing cupboard. Radiator.

Bedroom One

13' 5" x 9' 2" (4.09m x 2.79m)

Double glazed window to the rear overlooking the garden. Built in wardrobe. Radiator.

Bedroom Two

10' 10" x 9' 2" (3.30m x 2.79m)

Double glazed window to the front. Space for free standing furniture. Aerial point. Radiator.

Bedroom Three

10' 6" x 6' 4" (3.20m x 1.93m)

Double glazed window to the front. Radiator.

Bathroom

Double glazed window to the rear. Suite comprising enclosed bath with mixer tap and shower over with glass side screen. Wash hand basin. WC. Fully tiled. Towel radiator.

Garage

14' 7" x 7' 5" (4.45m x 2.26m)

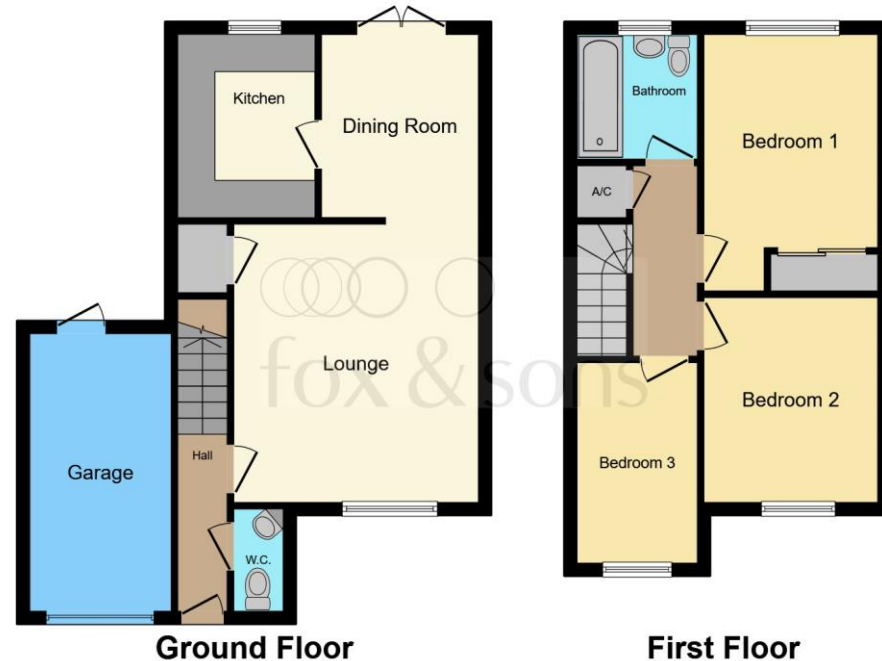
Up and over door to the front. Door to the rear, opening to the garden.

Front Garden

Access via a tarmac drive, leading to the garage and providing off road parking. A paved path leading to the front entrance and continuing to the side with gated access to the rear garden.

Rear Garden

A good size enclosed south facing rear garden, laid mainly to lawn with a paved patio area abutting the property and providing an ideal seating/entertaining area to enjoy the summer sunshine. The garden is bordered with a variety of decorative plants, trees and flowers. Ornamental pond, garden shed, greenhouse outside light and tap.



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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welcome to

Laburnum Way, Yeovil

- Detached Family Home
- Three Bedrooms
- Well Presented Accommodation
- Garage & Driveway Parking for Two Cars
- Good Size Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEO107770 - 0003

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