



Frobisher Road, YEOVIL, BA21 5FP

welcome to

Frobisher Road, YEOVIL

An executive six bedroom detached family home, situated on the desirable Wyndham Park Development and within close proximity to many local amenities. The accommodation is presented in excellent decorative order throughout and boasting a wealth of space, versatility and natural light.



Entrance

Double glazed door to the front, opening into:

Entrance Hall

Stairs rising to the first floor. Storage/cloaks cupboard. Tiled floor. Radiator.

Downstairs Cloakroom

Double glazed window to the side. Suite comprising wash hand basin with tiled splashback and WC. Tiled floor. Radiator.

Study

9' 4" x 8' 7" (2.84m x 2.62m)

Double glazed window to the front. A great space for home working or a good size playroom. Radiator.

Fitted Kitchen/ Dining Room

21' 5" x 14' 8" (6.53m x 4.47m)

A lovely light and airy room with double glazed bay window to the front and double glazed French doors to the rear opening to the garden. A range of modern fitted wall, base and drawer units with work surface over and under unit lighting. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated six ring gas hob with stainless steel splashback and cooker hood over. Integrated eye level double oven. Further integrated appliances include dishwasher and fridge/freezer. Space for dining table and chairs. Aerial point. Tiled floor. Inset spotlights to the kitchen ceiling. Two radiators. Door opening into:

Utility Room

9' 1" x 7' 10" (2.77m x 2.39m)

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. Wall mounted central heating boiler. Tiled floor. Radiator.

Living Room

20' 3" x 13' 10" (6.17m x 4.22m)

A bright spacious room with double glazed window to the rear and a further bay window to the side. Double glazed French doors to the side opening to the garden. Aerial point. Two radiators.

First Floor Landing

Double glazed window to the front. Stairs rising to the second floor. Double size airing cupboard with radiator.. Single size cupboard housing water storage tank. Radiator.

Bedroom One

13' 10" x 11' 7" (4.22m x 3.53m)

Double glazed windows to either side. A range of built in wardrobes and also further fitted wardrobes. Radiator. Door opening into:

En Suite

Double glazed window to the side. Suite comprising walk in shower cubicle, enclosed bath with mixer tap, wash hand basin and WC. Inset spotlights to the ceiling. Towel radiator.

Bedroom Four

12' 4" x 9' 2" (3.76m x 2.79m)

Double glazed window to the front. Space for free standing wardrobes. Radiator.

Bedroom Five

13' 4" x 9' 5" (4.06m x 2.87m)

Double glazed windows to the front and side. Built in wardrobe. Aerial point. Radiator.

Bedroom Six

12' 4" x 9' 1" (3.76m x 2.77m)

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

Family Bathroom

Double glazed window to the rear. Suite comprising walk in shower cubicle, enclosed bath with mixer tap, wash hand basin and WC. Towel radiator.

Second Floor Landing

Sky light window to the front. Storage cupboard. Access to the loft space. Radiator.

Bedroom Two

17' 9" x 16' 2" (5.41m x 4.93m)

Sky light windows to the front and rear. Three radiators. Door opening into:

En Suite

Sky light window to the rear. Suite comprising walk in shower cubicle, wash hand basin and WC. Extractor fan. Inset spotlights to the ceiling. Towel radiator.

Bedroom Three

19' 10" x 9' 10" (6.05m x 3.00m)

Two sky light windows to the side. Built in wardrobe. Two radiators.

Shower Room

Double glazed window to the side. Suite comprising walk in shower cubicle, wash hand basin and WC. Inset spotlights to the ceiling. Towel radiator.

Double Garage

The garage is located to the rear of the property with powered up and over door to the front. Power and light.

Parking

There is driveway parking in front of the garage to the rear of the property with gated access opening into the rear garden.

Rear Garden

A beautifully landscaped and enclosed rear garden, laid part to artificial lawn and a paved patio area abutting the property, providing an ideal seating/entertaining area to enjoy the summer sunshine. The garden is bordered with a variety of decorative plant and flower beds, two awnings and outside tap. Gated access to the rear leading to the garage and parking.

Wyndham Park

Wyndham Park has a great community which has its own association/hub that offers fantastic support and activities for adults and children. The Primary School (Primrose Lane) has recently received an 'Outstanding' Ofsted Grading. Play parks and countryside walks can also be enjoyed from this location.



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welcome to

Frobisher Road, YEOVIL

- Executive Detached Family Home
- Six Bedrooms with Two En Suites
- Spacious & Versatile Accommodation
- Garage & Driveway Parking
- Beautifully Enclosed Landscaped Rear Garden

Tenure: Freehold EPC Rating: B

guide price

£500,000



Total floor area 225.2 m² (2,424 sq.ft.) approx

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.localagent.com



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