



Shelley Close, Yeovil, BA21 3TX

welcome to

Shelley Close, Yeovil

A recently refurbished three/four bedroom detached family home, situated within the desirable Abbey Manor Development. The accommodation has been renovated to a very high standard throughout boasting a wealth of space and natural light, ample driveway parking, garage & outside office/bedroom.



Entrance

Double glazed door to the front, opening into:

Entrance Hall

Open stairs rising to the first floor with understairs storage cupboard. LED lighting. Radiator. Door opening into:

Lounge

16' 4" x 10' 6" (4.98m x 3.20m)

Double glazed window to the front. Aerial point. Wall lights. Inset spotlights to the ceiling. New carpet flooring. Radiator. Opening into:

Open Plan Kitchen/ Dining Room

20' 2" x 10' 1" (6.15m x 3.07m)

A lovely open and light room with double glazed window to the rear and double glazed French doors opening to the conservatory. A range of recently fitted wall, base and drawer units with solid wooden work surface over. Inset one and a half bowl sink with mixer tap. Integrated induction hob with cooker hood over. Integrated eye level double oven. Integrated dishwasher. Space for fridge/freezer. Breakfast bar. Inset spotlights to the ceiling and wall lights. Two tall unique copper radiators. Opening into:

Utility Room

8' 8" x 4' 5" (2.64m x 1.35m)

Double glazed door to the side opening to the garden. A continued range of fitted wall and base units with solid wooden work surface over. inset single bowl sink with mixer tap. Plumbing for washing machine and tumble dryer. Space for a further fridge/freezer. Inset spotlights to the ceiling. Door opening into:

Shower Room

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

Conservatory

12' 1" x 9' 1" (3.68m x 2.77m)

Double glazed windows to the rear and sides. Double glazed French doors to the side opening to the garden.

First Floor Landing

Access to the loft space. LED lighting. Doors opening into:

Bedroom One

16' 1" x 11' 7" (4.90m x 3.53m)

A lovely good size bedroom with double glazed window to the front. A range of mirror fronted built in wardrobes. A further built in cupboard. Inset spotlights to the ceiling. Radiator. Door opening into:

En Suite

Two double glazed windows to the front. Suite comprising fully tiled enclosed shower cubicle. Vanity unit with WC and storage. Inset spotlights to the ceiling. Towel radiator.

Bedroom Two

12' 6" x 8' 6" (3.81m x 2.59m)

Double glazed window to the rear overlooking the garden. Built in wardrobe. Aerial point. Inset spotlights to the ceiling. Radiator.

Bedroom Three

10' 4" x 8' (3.15m x 2.44m)

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

Family Bathroom

Double glazed window to the rear. Recently fitted suite comprising enclosed bath with mixer tap and shower over. Wash hand basin and WC inset to vanity unit with storage below. Natural stone tiles. Extractor fan. Inset spotlights to the ceiling. Towel radiator.

Garage

11' 9" x 8' 8" (3.58m x 2.64m)

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

Front Garden

Access via a spacious tarmac and shingle driveway providing off road parking for approx five cars and leading to the garage and front entrance. Wooden garden shed. Gated side access leading to the rear garden.

Rear Garden

A fully enclosed south facing rear garden, laid part to artificial lawn and a paved patio area abutting the property providing an ideal seating area and outside tap. Steps rising to a raised further patio area, laid to slate tiles and providing a lovely seating/entertaining area to enjoy the summer sunshine. Door opening into:

Outside Office/ Bedroom

14' 3" x 7' 7" (4.34m x 2.31m)

A perfect outside space with multiple use i.e office, studio, workshop, gym, bedroom, etc. The room is insulated and has power and light. Double glazed window to the rear.



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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welcome to

Shelley Close, Yeovil

- Detached Family Home
- Recently Refurbished to a High Standard Throughout
- Three/Four Bedrooms with En Suite to Master
- Open Plan Kitchen/Family Room
- Garage & Ample Driveway Parking

Tenure: Freehold EPC Rating: C

£415,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEO107659 - 0005

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