



Roe Avenue, Houndstone, Yeovil, BA22 8SD

welcome to

Roe Avenue, Houndstone, Yeovil

An extended four bedroom semi detached family home, situated on a good size plot, within the desirable Houndstone development and close to many local amenities. The accommodation is well presented and boasts a wealth of space, versatility and natural light throughout.



Entrance

Door to the front, opening into:

Entrance Porch

Double glazed window to the side. Door opening into:

Entrance Hall

Double glazed window to the front. Stairs rising to the first floor. Storage cupboard. Telephone point. Radiator.

Lounge

13' 8" x 11' 2" (4.17m x 3.40m)

A lovely light room with double glazed window to the rear. Feature cast iron fireplace with decorative tiles. Aerial point. Radiator. Opening into:

Study/ Office

9' 4" x 8' 2" (2.84m x 2.49m)

Perfect multi purpose room with double glazed window to the rear overlooking the garden. The current owners use this space as a home office but could also be ideal as a playroom or quiet/reading room. Radiator. Opening into:

Dining Room

11' 3" x 9' (3.43m x 2.74m)

Double glazed French doors to the rear, opening to the garden. Space for dining table and chairs. Radiator. Door opening into:

Fitted Kitchen

10' 5" x 9' 4" (3.17m x 2.84m)

Double glazed window to the front. A range of fitted wall, base and drawer unit with work surface over. One and a half bowl sink and drainer with mixer tap. Integrated gas hob with cooker hood over and electric oven below. Space for fridge/freezer. Radiator.

Utility Room

9' x 6' 4" (2.74m x 1.93m)

Double glazed window to the front. A range of fitted wall units. Work surface with plumbing for washing machine and dishwasher below. Wall mounted boiler. Radiator.

First Floor Landing

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

Bedroom One

13' 5" x 11' 2" (4.09m x 3.40m)

Double glazed window to the rear overlooking the garden. Built in wardrobe. Space for free standing furniture. Radiator.

Bedroom Two

9' 5" x 8' 9" (2.87m x 2.67m)

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

Bedroom Three

9' 5" x 8' 1" (2.87m x 2.46m)

Double glazed window to the rear overlooking the garden. Built in wardrobe. Space for free standing furniture. Radiator.

Bedroom Four

8' 9" x 8' 1" (2.67m x 2.46m)

Double glazed window to the rear overlooking the garden. Space for free standing furniture. Radiator.

Bathroom

Double glazed window to the front. Suite comprising enclosed bath with mixer tap and shower over. Wash hand basin. Towel radiator.

Cloakroom

Double glazed window to the front. WC. Radiator.

Front Garden

The garden is laid to lawn with a hardstanding path leading to the front entrance and decorative plant and flower borders. Gated side access leading to the rear garden.

Rear Garden

A fully enclosed rear garden, laid mainly to lawn with a paved patio area and raised decking area abutting the property, providing an ideal seating/entertaining area to enjoy the summer sunshine. The garden offers an array of decorative plant and flower borders. Good size workshop with power and light. There is also a garden shed with power.



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



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welcome to

Roe Avenue, Houndstone, Yeovil

- Extended Semi Detached Family Home
- Four Double Bedrooms
- Spacious & Versatile Living Accommodation
- Good Size Enclosed Gardens
- Sought After Location

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers in excess of

£325,000



Please note the marker reflects the
postcode not the actual property

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