



Kingfisher Drive, Houndstone, Yeovil, BA22 8GG

welcome to

Kingfisher Drive, Houndstone, Yeovil

A modern three bedroom family home, situated within the sought after Houndstone Development and close to many local amenities. The accommodation is presented in excellent decorative order and boasts a wealth of space and natural light throughout.



Entrance

Double glazed door to the front, opening into:

Entrance Hall

Stairs rising to the first floor with understairs storage cupboard. Radiator.

Downstairs Cloakroom

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

Fitted Kitchen/ Diner

16' 4" x 9' 6" (4.98m x 2.90m)

Double glazed window to the front. A range of fitted wall, base and drawer units with work surface over. One and half bowl stainless steel sink and drainer with mixer tap. Integrated gas hob with cooker hood over, stainless steel splashback and electric oven below. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Space for dining table and chairs. Radiator.

Lounge

16' 9" x 9' 5" (5.11m x 2.87m)

Double glazed window to the rear. Aerial point Radiator. Double glazed door to the rear opening to the garden.

First Floor Landing

Airing cupboard. Access to the loft space.

Bedroom One

14' 1" x 8' 5" + door recess (4.29m x 2.57m + door recess)

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

Bedroom Two

11' 9" max x 9' 10" (3.58m max x 3.00m)

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

Bedroom Three

9' 6" x 8' (2.90m x 2.44m)

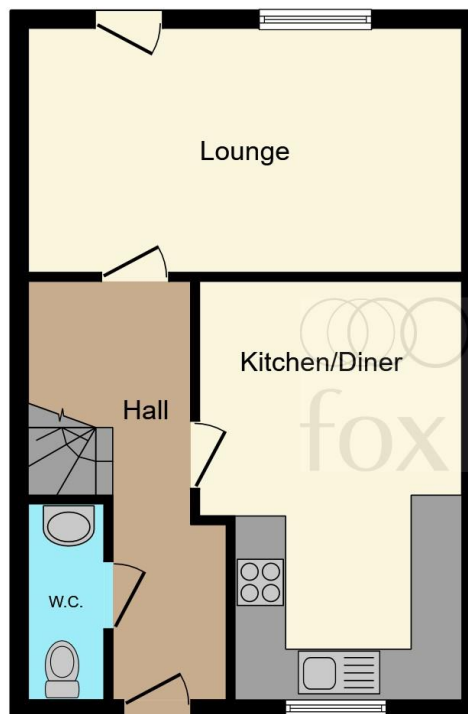
Double glazed window to the front. Space for free standing furniture, Radiator.

Bathroom

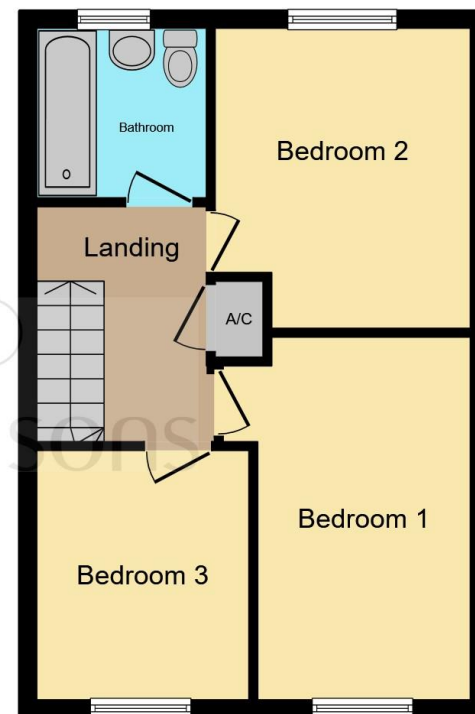
Double glazed window to the rear. Suite comprising enclosed bath with shower over and glass side screen. Wash hand basin WC. Extractor fan. Towel radiator.

Rear Garden

A fully enclosed rear garden, laid mainly to lawn with a paved patio area abutting the property, providing an ideal seating/entertaining area to enjoy the summer sunshine. Garden shed. Outside tap, light and power. Gated side access leading to the front entrance.



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

Kingfisher Drive, Houndstone, Yeovil

- Modern Family Home
- Three Bedrooms
- Well Presented Accommodation
- Enclosed Rear Garden
- Allocated Parking

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

£280,000



Please note the marker reflects the
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