



**Highfield Road, YEOVIL, BA21 4RP**



**welcome to**

## **Highfield Road, YEOVIL**

A three bedroom detached family home, situated within a sought after residential area of Yeovil and close to many local amenities. The accommodation is well presented and offers a wealth of space & natural light throughout. Externally boasting driveway parking, garage & good size gardens.



### Entrance

Double glazed door to the front, opening into:

### Entrance Hall

Double glazed window to the front. Stairs rising to the first floor with understairs cupboard housing Worcester combi boiler. Radiator.

### Lounge

11' 1" x 10' 11" ( 3.38m x 3.33m )

A lovely light room with double glazed bay window to the front. Feature fireplace. Aerial point. Opening into;

### Dining Room

11' x 10' 10" ( 3.35m x 3.30m )

Double glazed window to the rear. Space for dining table and chairs. Radiator.

### Fitted Kitchen

11' 2" x 7' 1" ( 3.40m x 2.16m )

Stable style door from the entrance hall opening into the kitchen. Double glazed window to the front. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer with mixer tap. Integrated electric hob with cooker hood over and electric oven below. Plumbing for washing machine. Radiator. Door to the rear, opening to the:

### Conservatory

16' 10" x 5' 7" ( 5.13m x 1.70m )

A perfect additional room with double glazed windows to the rear. Storage cupboard. Radiator. Double glazed door to the rear opening to the garden. Access to the garage. Door opening into:

### Downstairs Shower Room

Double glazed window to the rear. Suite comprising enclosed shower cubicle, wash hand basin and WC. Radiator.

### First Floor Landing

Double glazed window to the side. Access to the loft space. Overstairs cupboard.

### Bedroom One

11' 1" x 11' 1" ( 3.38m x 3.38m )

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

### Bedroom Two

10' 7" x 9' 10" ( 3.23m x 3.00m )

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

### Bedroom Three

7' 6" x 7' ( 2.29m x 2.13m )

Double glazed window to the rear. Radiator.

### Bathroom

Double glazed window to the front. Suite comprising enclosed bath with mixer tap and shower attachment. Wash hand basin inset to vanity unit. WC. Radiator.

### Garage

15' 4" x 10' 6" ( 4.67m x 3.20m )

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

### Front Garden

Access via tarmac driveway, leading to the garage and providing off road parking for four cars. The garden is laid to lawn with flowers, shrubs, plum and apple trees. Outside tap. Gated side access leading to the rear garden.

### Rear Garden

A good size private and enclosed rear garden with an artificial lawn area abutting the property with steps rising to the main garden. The garden is laid to lawn with an array of decorative plants, shrub, pear trees and fruit bush borders. Towards the foot of the garden is a paved patio area, providing an ideal seating/entertaining space to enjoy the summer sunshine. Greenhouse and outside 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](http://www.focalagent.com)



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## **Highfield Road, YEOVIL**

- Detached Family Home
- Three Bedrooms
- Two Bathrooms
- Spacious Accommodation
- Garage & Driveway Parking for Four Cars

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£335,000**



Please note the marker reflects the postcode not the actual property

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