



The Paddocks, Ilchester, Yeovil, BA22 8PS

welcome to

The Paddocks, Ilchester, Yeovil

A superior five bedroom detached home, situated in a desirable quiet cul de sac & close to many local amenities within the small historical Roman town of Ilchester. The accommodation is presented in immaculate decorative order & boasting a wealth of space, versatility & natural light throughout.



Entrance

Door to the front, opening into:

Entrance Hall

Double glazed window to the side. Stairs rising to the first floor. Radiator. Door opening into:

Downstairs Cloakroom

Circular window to the front. Suite comprising wash hand basin inset to vanity unit with tiled splashback and WC. Tiled floor. Radiator.

Lounge

26' max x 17' 11" max (7.92m max x 5.46m max)

A lovely spacious and light room with double glazed windows to the front and side. Double glazed sliding doors to the side opening into the conservatory. Feature fireplace with inset coal effect electric fire. Aerial point. Inset spotlights to the ceiling. Tiled flooring. Three radiators. Opening into:

Dining Area

12' 3" x 8' 3" (3.73m x 2.51m)

Double glazed window to the rear. Space for dining table and chairs. Continued tiled flooring. Radiator. Door opening into the kitchen/breakfast room.

Conservatory

13' 8" x 11' 9" (4.17m x 3.58m)

Double glazed windows to the front, rear and side with views to garden and protected field beyond which is kept mown by robots. Double glazed French doors to the side opening to the garden. Tiled flooring. Radiator.

Fitted Kitchen/ Breakfast Room

24' 8" max x 14' 10" (7.52m max x 4.52m)

Double glazed window to the front and a further double glazed bay window to the front within the breakfast room area. A range of fitted wall, base and drawer units with work surface over, complementary tiled surround and under unit lighting. One and a half bowl sink and drainer with mixer tap. Inset Range style duel fuel cooker with cooker hood over. Integrated dishwasher and fridge/freezer. Space for dining table and chairs. Tiled floor. Inset spotlights to the ceiling. Two radiators. Door to the side opening to the driveway and a further doors opening into the garage.

Utility Room

9' x 6' 7" (2.74m x 2.01m)

Double glazed window to the rear. A range of recently fitted wall, base and drawer units with work surface over. Single bowl stainless steel sink and drainer with mixer tap. Plumbing for washing machine. Wall mounted central heating boiler. Tiled flooring. Radiator.

Inner Hall

Storage cupboard. Door opening into:

Bedroom Three

11' 7" x 10' 1" (3.53m x 3.07m)

Double glazed window to the rear. Space for free standing furniture. Tiled flooring. Radiator. Sliding door opening into:

En Suite

Double glazed window to the rear. Wet room style en suite with shower, wash hand basin and WC. Towel radiator.

First Floor Landing

Double glazed window to the side. Two built in storage cupboards. Access to the loft space. Amtico flooring to all first floor. Radiator.

Bedroom One

17' 11" x 11' 10" (5.46m x 3.61m)

Double glazed windows to the front and side. A range of built in wardrobes. Bespoke dressing table with ample storage. Telephone point. Wall light points. Two radiators. Door opening into:

En Suite

Double glazed Velux window to the rear. Suite comprising enclosed bath, walk in shower cubicle, wash hand basin and WC. Tiled floor. Towel radiator.

Bedroom Two

14' 2" + recess x 10' 1" (4.32m + recess x 3.07m)

Double glazed window to the front. Two built in wardrobes. Space for free standing furniture. Radiator. Door opening into:

En Suite

Double glazed window to the front. Suite comprising enclosed bath, walk in shower cubicle, wash hand basin and WC. Radiator.

Bedroom Four

12' 4" x 11' 10" (3.76m x 3.61m)

Double glazed windows to the rear and side overlooking the garden. A range of built in wardrobes. Space for free standing furniture. Radiator.

Bedroom Five

13' 10" x 9' 3" (4.22m x 2.82m)

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

Study / Storage

7' 9" x 6' 11" (2.36m x 2.11m)

Radiator.

Family Shower Room

Double glazed window to the rear. Suite comprising enclosed shower cubicle. Wash hand basin with light up mirror above. WC. Extractor fan. Towel radiator.

Double Garage

19' x 16' 10" (5.79m x 5.13m)

Up and over door to the front. Power and light. Access to the loft space. Sink with hot and cold water. Useful storage cupboards work bench and shelving.

Front Garden

Access via a tarmac driveway providing off road parking and leading to the double garage. The garden is laid to lawn with decorative mature plants within shingle borders. A paved path leading to the front entrance. Outside tap. Gated side access, leading to the rear garden.

Side Garden

A fully enclosed garden with a stunning countryside backdrop. The garden is laid mainly to lawn with a patio area abutting the property, providing an ideal seating area to enjoy the summer sunshine and countryside views.



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welcome to

The Paddocks, Ilchester Yeovil

- Executive Detached Family Home
- Five Double Bedrooms with Three En Suites
- Spacious & Versatile Accommodation
- Double Garage & Driveway Parking
- Enclosed Gardens with Stunning Open Countryside Backdrop

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£650,000



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.localagent.com



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Property Ref:
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