



Chilton Grove, Yeovil, Somerset, BA21 4AW

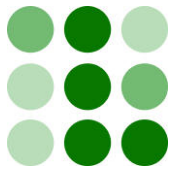
Guide Price £365,000
Freehold

This detached family home is situated in a most convenient location not far from the town centre and benefits from being extended and tastefully refurbished to a high standard. The accommodation includes a welcoming hallway with useful storage cupboard and a dual aspect sitting room with tiled chimney breast and inset wood burning stove. On the opposite side of the hallway there is a modern family bathroom complete with four piece suite which includes a contemporary free standing bath and large shower enclosure with rainfall shower. The L-shaped family room completes the ground floor accommodation and really does offer the wow factor with three areas which are subtly zoned-perfect for family living or entertaining. The kitchen is well equipped with ample storage units and benefits from integrated appliances and has doors which open to the garden. On the first floor the landing provides access to a master bedroom which has fitted cupboards and a modern en-suite shower room. There is a further smaller double bedroom with wardrobe and a single room. At the front of the property there is ample driveway parking whilst to the rear there is a low maintenance garden complete with both lawn and a generous patio which is perfect for al-fresco dining. There is a covered decked/ barbeque area whilst alongside there is a shed.

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45 Chilton Grove, Yeovil, Somerset, BA21 4AW



- **Extended Detached Family Home**
- **Open Plan Living Space Offering The Wow Factor**
- **Additional Sitting Room With Wood Burner**
- **Modern Kitchen With Built In Appliances**
- **Stunning Ground Floor Bathroom**
- **Master Bedroom With En-Suite**
- **Popular Location Not Far From Town**
- **Low Maintenance Garden With Covered Deck**

www.rightmove.co.uk
www.primelocation.com
www.zoopla.co.uk

An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer. An appointment may be arranged through the **Sole Agents** on **01935 425115**.

ACCOMMODATION

Entrance Hallway

Upon entering the property you are greeted with a hallway. There is ample space to hang coats and a tall cupboard perfect for storing shoes. There are two ceiling light points, a radiator and a smoke alarm. Doors open to the sitting room, kitchen/family room and ground floor bathroom. Stairs provide access to the first floor.

Sitting Room 4.85m x 3.32m (15'11" x 10'11")

This room enjoys a cosy feel with a double glazed bay window overlooking the front of the property with a further double glazed window to the side. The tiled chimney breast provides a stunning focal feature with an inset wood burning stove. There is a radiator, ceiling light point and decorative wall lamps.

Ground Floor Family Bathroom

The family bathroom is simply stunning and offers a freestanding bath with water fall style tap with hand held retractable shower, a good size separate shower enclosure with rainfall style shower and hand held attachment, a concealed cistern WC and a sink with vanity unit beneath. There is an obscured double glazed window facing the side of the property, recessed spot lighting, extractor fan and a heated towel rail.

Kitchen/Family Room 6.59m x 4.11m (21'7" x 13'6")

The amazing kitchen/family room really does feel like the hub of this modern family home and is subtly zoned into three parts. Entering this space from the hallway you initially enter the dining space which has a small double glaze window facing the side of the property, recessed spot lighting, a radiator and a rather useful under-stairs cupboard. This in turn opens to the kitchen which is fitted with a good selection of gloss units with granite worksurfaces above. The undermount sink with mixer tap is conveniently situated under the large double glazed window overlooking the garden whilst integrated appliances include a washing machine, dishwasher, fridge/freezer and microwave. There is space for a Range Cooker and a generous central island above which there is a Velux window. The sitting area enjoys a pleasant outlook over the rear garden through the double glazed patio doors with sidelight windows. There is a decorative ceiling light fitting, wall lamps and a radiator.

Landing

There is an obscured side facing double glazed window, a ceiling light point and a smoke alarm. Doors open to all three bedrooms and there is access to the loft via a retractable ladder. We understand that the loft is boarded with a light.

Bedroom One 3.79m x 3.32m (12'5" x 10'11")

The master bedroom has a large double glazed window which overlooks the front of the property. There is a radiator and a decorative light fitting. Door open to two separate cupboards with a further door opening to the en-suite shower room.

En-Suite

Fitted with a modern suite comprising shower enclosure with rainfall shower and hand held attachment, pedestal wash basin and a concealed cistern WC. There is an obscured side facing double glazed window, a heated towel rail and spot lighting.

Bedroom Two 3.01m x 2.32m (9'11" x 7'7")

A cosy double room which enjoys a pleasant outlook through the double glazed window over Yeovil's recreational centre. There a built in wardrobe, a radiator and a ceiling light point.

Bedroom Three 2.44m x 2.09 (8'0" x 6'10")

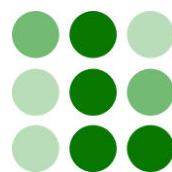
A single room which once again overlooks the recreation centre. There is a radiator and a ceiling light point.

Outside

The attractive paved driveway with central circular detail and low level brick walls offers ample off street parking for multiple vehicles which in turn leads to the front door and side access. The rear garden is perfect for entertaining with a generous patio situated adjacent to the kitchen/family room. There is an area of lawn and a under cover decked area with power with a shed next to it. There is outside lighting and an outdoor tap.

EPC=C

Council Tax = C (Improvement Indicator – could be re-assessed upwards on next sale).

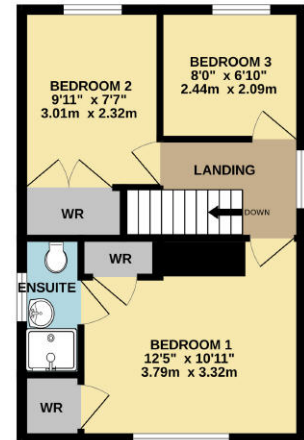
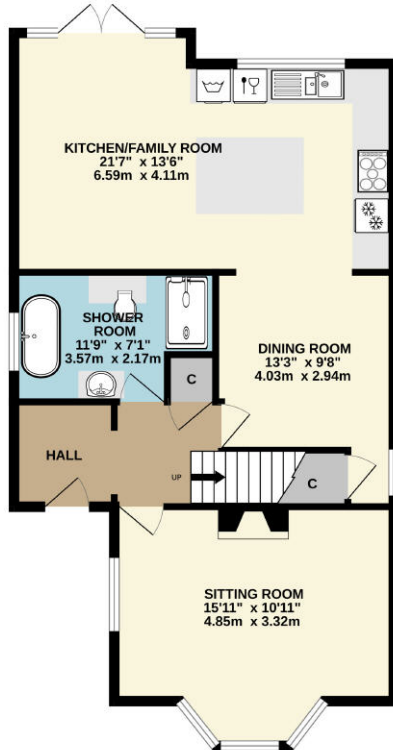




GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.

1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.

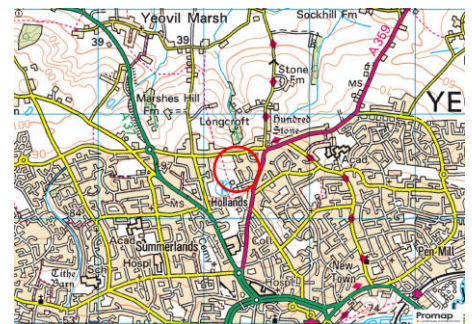
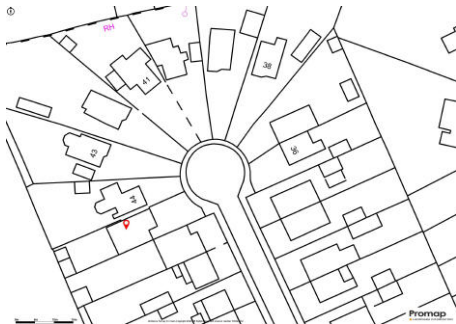
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1119 sq.ft. (104.0 sq.m.) approx.

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