

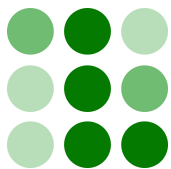


13 Parcroft Gardens, Yeovil, BA20 2BS

Guide Price £335,000  
**FREEHOLD**

**Sitting a cul de sac, close to the town centre, schools, bus routes and local amenities, this four bedroom detached home offers a wealth of space that could lend itself to a host of lifestyles and needs. The property has been a family home for many years and is presented in excellent decorative order throughout. It boasts a large lounge/diner, great size garden and en suite to the master bedroom. Offered for sale with NO ONWARD CHAIN internal inspection is highly recommended!**

 **LACEYS**  
**YEOVIL LTD**



## 13 Parcroft Gardens, Yeovil, BA20 2BS



- Four bedroom detached home
- Beautifully presented
- 29' lounge/diner
- En suite to the master bedroom
- Good size garden
- Garage and driveway parking
- Cul de sac location
- **NO ONWARD CHAIN!!**



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

## ACCOMMODATION

The **ACCOMMODATION** comprises:

Double glazed door leading into:

### Entrance Hall

Doors to garage, lounge/diner, kitchen and cloakroom. Stairs rise to first floor. Radiator. Ceiling light point. Coving to ceiling.

### Cloakroom

Fitted with a low level WC and vanity unit with wash hand basin and cupboard under. Tiling to splash prone areas. Obscure double glazed window to side. Ceiling light point.

### Lounge/Diner 8.93m (29'2") x 3.85m (12'7") max

Double glazed mullion style windows to front and double glazed French doors with windows to either side leading out to the garden. Feature gas fireplace with stone hearth and surround. TV aerial points at both ends of the room. Two radiators. Two ceiling light points. Coving to ceiling. Double doors leading into:

### Kitchen 4.47m (14'7") x 2.56m (8'4")

Fitted with a range of shaker style wall, base and drawer units with soft close doors. Solid oak work tops over, incorporating a stainless steel sink and drainer unit with tiled splash back. Space and plumbing for dishwasher. Gas and electric cooker point with extractor hood over. Double glazed window over looking the garden and door leading outside. Radiator. Ceiling light point. Coving to Ceiling.

### First Floor Landing

Doors to all bedrooms and bathroom. Access to the loft which is partially boarded and has a ladder and light. Double glazed mullion style window to front. Ceiling light point.

### Bedroom One 3.32m (10'10") x 3.06m (10'0") to wardrobe

Double glazed mullion style window to front. Built in cupboard with mirrored, sliding doors. Radiator. Ceiling light point. Door into:

### Ensuite

Fitted in 2019 with a modern suite comprising of low level WC, vanity unit with wash hand basin and cupboards under and to the side, shower cubicle with mixer shower. Obscure double glazed window to side. Heated towel rail. Ceiling light point. Extractor fan.

### Bedroom Two 3.56m (11'8") x 2.60m (8'6")

Double glazed mullion style window to front. Radiator. Ceiling light point. TV aerial point.

### Bedroom Three 4.00m (13'1") x 2.56m (8'4")

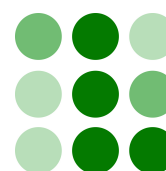
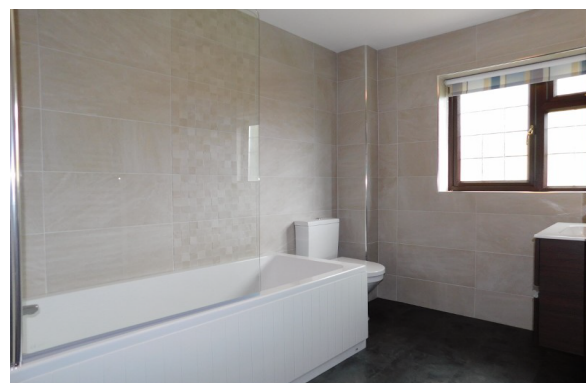
Double glazed window to rear over looking the garden. Radiator. Ceiling light point. TV aerial point.

### Bedroom Four 2.50m (8'4") x 2.23m (7'3")

Double glazed window to rear over looking the garden. Built in over head cupboards and wardrobe. Radiator. Ceiling light point. Coving to ceiling. TV aerial point.

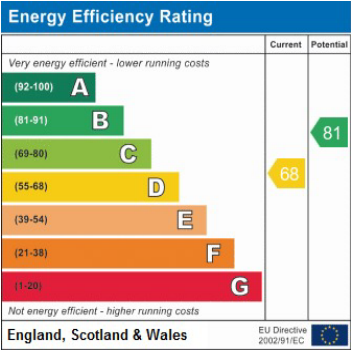
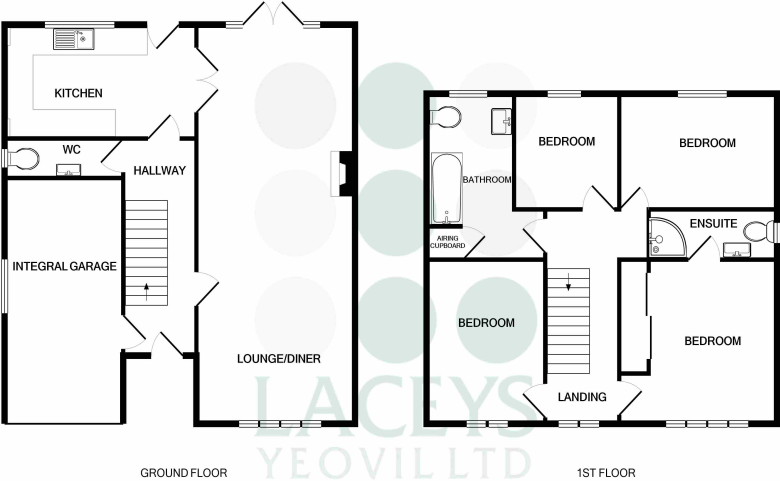
### Bathroom

Fitted in 2019 with a modern white suite comprising of low level WC, vanity unit with wash hand basin and cupboards under and to the side, bath with mixer shower over. Fully tiled with porcelain tiles. Obscure double glazed window to rear. Heated towel rail. Ceiling light point. Airing cupboard housing the hot water tank.

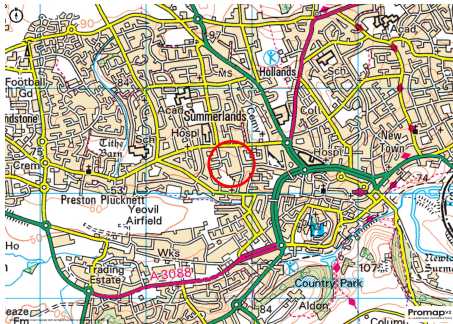
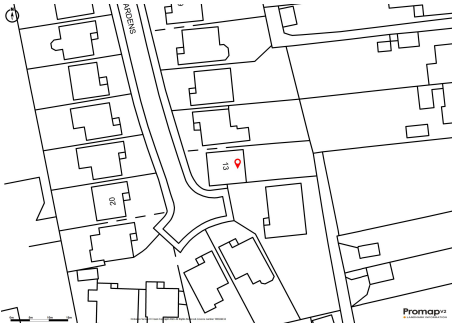


OUTSIDE

A dropped kerb provides access to the driveway with off road parking. The front garden is laid to gravel with access via a pedestrian path to the rear garden. An up and over door leads into the **GARAGE (5.27m x 2.59m)** which has been fitted with base and wall units with work surfaces over. There is plumbing for a washing machine and tumble dryer as well as a sink. In addition, there is a wall mounted, Worcester gas boiler which was installed in January 2018. To the rear of the property, there is a great size garden. A patio area, with power point and tap, abuts the house providing an ideal seating area. A few steps lead up to a large lawned area with shrub borders. A pedestrian gate leads out to a track where access to Linden Road is provided. Please note, number 13 owns down to the gate where a neighbour on Grove Avenue has a right of way for maintenance of their hedge, and 13 Parcroft Garden has right of way for the rest of the track to Linden Road.



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