

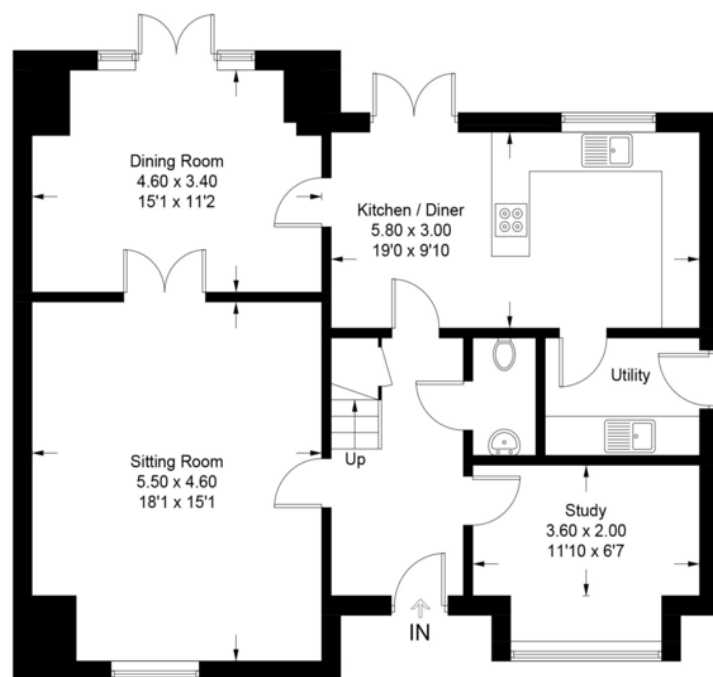


Property Location

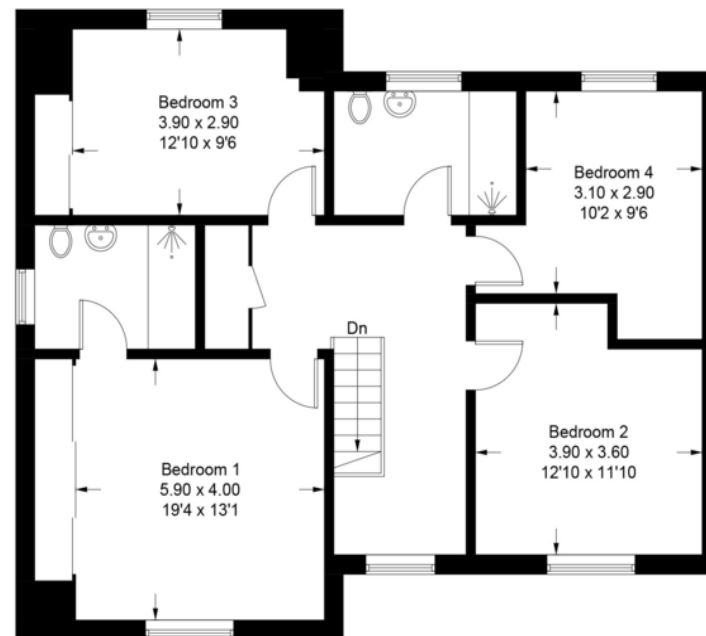
Perfectly situated within easy reach of the bustling market towns of Sherborne and Bruton with their famous schools as well as the shopping hub of Yeovil. This house also benefits from local village amenities and at hand transport links via the A303.

1 Sparkford Road, Sparkford, Yeovil, Somerset, BA22 7FA

Approximate Gross Internal Area = 170.8 sq m / 1838 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1185388)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Sparkford, Yeovil

Asking Price Of £725,000

1 Sparkford Road
Yeovil
BA22 7FA

Key features:

- Executive Detached Home
- Four Double Bedrooms
- Master En Suite
- Study / 3rd Reception
- Gardens of Just Under an Acre
- Double Garage
- Air Sourced Heat Pump
- Close to Sherborne and Bruton Schools
- Close to Main Transport Routes

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

Unique opportunity to purchase this recently-built detached executive home set in just under an acre of gardens on the edge of the South Somerset village of Sparkford and within easy access of major transport routes, Sherborne, Bruton and Hazelgrove schools and surrounded by the beautiful South Somerset countryside. Immaculately presented throughout with all modern conveniences and air sourced pump heating, this highly-energy efficient home ticks all the boxes!

ENTRANCE HALL Double glazed front door opening into the light and airy ground floor hallway, with doors leading to all rooms. Stairs rise ahead to the first floor. Cream tiled flooring and white walls. Underfloor heating (note that the entire ground floor benefits from under-floor heating). Under-stairs cupboard.

KITCHEN/DINER 19' 0" x 9' 10" (5.8m x 3m) A real family hub, the large open-plan kitchen-diner with double glazed window and French doors opening the rear garden is the epitome of modern family living. The cream tiled flooring and off-white walls set off the pale grey modern kitchen fittings with wood-effect work surface. The kitchen benefits from a full range of Neff integrated appliances including fridge-freezer, double oven, microwave, dishwasher and extractor fan.

UTILITY ROOM With a door to the rear of the kitchen the utility room provides useful ancillary work space together with a second sink, cupboards and space for laundry appliances. Double glazed door opening to the side of the house / driveway. Fittings to match the kitchen.

DINING ROOM 15' 1" x 11' 1" (4.6m x 3.4m) With French doors opening to the rear patio area, and internal doors into the sitting room, the dining room is the perfect entertaining space and for

making the most of 'inside-outside' living during the warm summer months. Off-white decor and grey carpet.

SITTING ROOM 15' 1" x 18' 0" (4.6m x 5.5m) Large front reception room with double glazed window to the front. Pale grey decor and grey carpet.

CLOAKROOM Ground floor WC with white fitted toilet and hand wash basin. Cream tiled flooring and neutral-tiled walls. Extractor fan.

STUDY 11' 9" x 6' 6" (3.6m x 2m) Useful third reception room, either a study, playroom or similar. Double glazed window to the front. Grey carpet and off-white walls.

STAIRS AND LANDING Grey carpeted stairs rise to the first floor landing which is wide and light with double glazed window to the front. White walls. Airing cupboard housing the hotwater cylinder. Radiator and loft hatch.

BEDROOM ONE 12' 9" x 13' 1" (3.9m x 4m) Large master bedroom with en suite shower room. Double glazed window to the front and radiator. Fitted wardrobes across one entire wall with sliding doors. Pale grey walls and carpet.

ENSUITE Shower room with double glazed window to the side. Cream and grey tiled floor and walls. White fitted toilet and hand wash basin. Large shower enclosure with rainfall style shower head. Radiator.

BEDROOM TWO 11' 9" x 12' 9" (3.6m x 3.9m) Double bedroom with double glazed window to the front. Pale grey walls and carpet. Radiator.

BEDROOM THREE 12' 9" x 9' 6" (3.9m x 2.9m) Double bedroom with double glazed window to the rear. Pale grey walls and carpet. Radiator and fitted wardrobe with mirror doors.

BEDROOM FOUR 9' 6" x 10' 2" (2.9m x 3.1m) Double bedroom with double glazed window to the rear. Pale grey walls and carpet. Radiator.

BATHROOM Family bathroom with double glazed window to the rear. Grey wall and floor tiles. White fitted toilet and hand wash basin; bath with shower above and fixed screen. Radiator and extractor fan.

GARAGE Double garage with 2 'up-and-over' automated doors to the front and a personal door to the rear opening into the garden. Electrical power supply and lighting.

OUTSIDE The house benefits from a large driveway with space for at least 4 cars. To the right of the driveway is a double wooden gate (vehicle width) giving access to the rear garden. The house sits within 0.95 Acres with an expanse of lawn to the rear with large patio adjacent to the house. The property boundaries include a small wooded area to the left of the main back garden as well as the grass verge area to the front of the house. There is huge potential for further enhancements of this huge plot!

