



**Connells**

Poplar Drive  
Yeovil



## Property Description

This very well-presented four double bedroom family home offers a spacious lounge, modern kitchen/diner, utility room, cloakroom, an en-suite to the main bedroom, with newly fitted wardrobes, and family bathroom. The property also benefits from driveway parking for two cars, an integral single garage with internal and external access, EV charging point and a private rear garden with decking and lawn.

## Entrance Hall

A welcoming entrance hall featuring a convenient understairs storage cupboard, ideal for keeping coats, shoes, and everyday essentials neatly organised.

## Lounge

A bright and comfortable living space featuring a large double-glazed window to the front, with additional light from a further double glazed window to the side, complete with fitted blinds for added privacy. An electric feature fireplace creates a cosy focal point, while a radiator ensures warmth throughout the room.

## Kitchen / Diner

A well-appointed kitchen/diner featuring a double-glazed window overlooking the rear garden and a matching double-glazed door providing direct outside access. The room is fitted with a range of units above and below with coordinating worktops, an eye-level double oven, electric hob, cooker hood, and a charming butler sink with a built-in drainer. Additional features include an integrated

dishwasher, a useful pull-out cupboard, and modern spotlights that brighten the space. The room is warmed by both a tall radiator and a standard radiator, ensuring comfort throughout the year.

## Utility Room

A practical utility space featuring double-glazed door providing access to both the garden another door to access the garage. The room includes built-in units for additional storage, along with a stainless steel sink and drainer. There is space and plumbing for a washing machine, an extractor fan for ventilation, a radiator for warmth, and the boiler is also housed here.

## Cloakroom

A neatly presented cloakroom comprising a WC, a wash hand basin set within a vanity unit offering useful storage, and a radiator providing warmth.

## Landing

A light and open landing area with a double-glazed window to the front. There is loft access via a ceiling hatch, along with an airing cupboard providing useful storage.

## Bedroom One

A generously sized primary bedroom enjoying natural light from a double-glazed window to the front. The room offers excellent built-in storage, featuring two double wardrobes and an additional triple wardrobe, providing ample space for clothing and personal items. A radiator ensures the room remains warm and comfortable.

## En-Suite

An en-suite comprising a shower cubicle, WC, and a wash hand basin. A double-glazed window to the side provides natural light and ventilation, while tiled splashbacks offer a practical, easy-clean finish. The room is also fitted with a radiator for added comfort.

## Bedroom Two

A well-proportioned second bedroom featuring a double-glazed window to the front, allowing for plenty of natural light. The room includes built in wardrobes, a radiator for warmth, and offers a comfortable space suitable for use as a bedroom, guest room, or home office.

## Bedroom Three

A bright bedroom featuring a double-glazed window to the rear, offering a pleasant outlook and natural light. The room also includes a radiator and built in wardrobes.

## Bedroom Four

The final bedroom with a double-glazed window to the rear, providing natural light and a pleasant outlook. The room also benefits from a radiator, making it a comfortable space suitable for use as a bedroom or study.

## Bathroom

A neatly presented bathroom featuring a double-glazed window to the rear, fitted with a classic white suite comprising a WC, wash hand basin, radiator and a bath. The window provides natural light and ventilation, creating a bright and practical space.

## Outside

### Front Garden

The front of the property features a selection of shrubs adding a touch of greenery, along with a driveway providing off-road parking for two cars and EV charging point.

### Garage

The driveway leads to an integral single garage, offering additional parking or useful storage space. It has the addition of light and power, so could be an ideal home gym area also, or to house additional appliances as a door leads directly onto the utility area. The garage also benefits from an EV charging point.

### Rear Garden

The rear garden offers a versatile outdoor space with a generous decking area ideal for seating or entertaining, along with a well-kept lawn. It is fully enclosed by fencing, providing privacy, and includes a patio area plus a path leading to the front gate for convenient side access. The garden can also be accessed directly from the front of the property.

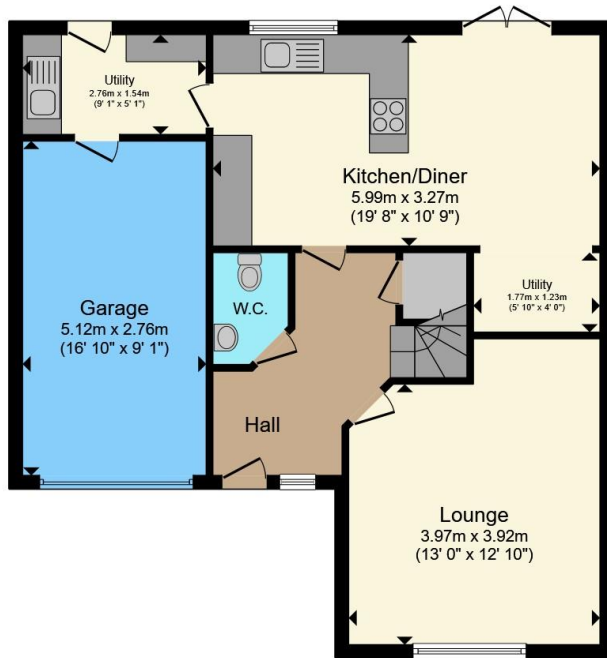
## Agents Note

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**Ground Floor**



**First Floor**

Total floor area 141.1 m<sup>2</sup> (1,519 sq.ft.) approx

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EPC Rating: C Council Tax Band: E

Tenure: Freehold

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