

# Towers Wills

Town & Country

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7, Laburnum Way, Yeovil, Somerset BA20 2PL

**£400,000**

Towers Wills welcome to the market this fine four-bedroom detached family home in a sought-after location, featuring a versatile ground-floor annexe ideal for multi-generational living. Offering generous living space, driveway, garage and an attractive rear garden, perfectly suited to modern family life. The main residence offering three double bedrooms, en-suite, bathroom, lounge/ diner, W.C, kitchen/ breakfast room, conservatory. The annexe comprising Living area, bedroom, utility/ kitchenette. Outside: Driveway, garage & garden.

### Accommodation:

Positioned within a sought-after residential location, Laburnum Way is a well-presented four-bedroom detached family home offering exceptional versatility and the rare benefit of generational living, thanks to a thoughtfully designed ground-floor annex. Ideal for extended family, independent relatives or those seeking additional privacy, this adaptable home caters perfectly to modern lifestyles.

The main residence is entered via a welcoming porch, leading into a reception hallway with access to a convenient ground-floor WC. An extensive and well-appointed kitchen, fitted with a comprehensive range of wall-mounted and drawer units complemented by granite work surfaces. The kitchen enjoys a pleasant outlook over the rear garden. A door leads through to the conservatory, creating a versatile and light-filled space with access to both the rear garden and the garage, further enhancing the flexibility of the layout.

The lounge diner is a generous, dual-aspect living space, ideal for both everyday family life and entertaining. The lounge area enjoys a window to the front and features a wood-burning stove, creating a warm and inviting focal point. An archway leads through to the dining area, which offers ample space for a table and chairs and benefits from doors opening directly onto the rear garden. From here, there is also internal access into the annex.

The annex is particularly well designed, being fully connected to the main residence. It comprises a comfortable living area, a bedroom and a utility room/kitchenette.

To the first floor of the main house are three well-proportioned double bedrooms. The principal bedroom benefits from an en-suite shower room, while bedrooms two and three are served by a modern family bathroom.

### Outside:

Externally, the property continues to impress. To the front is a generous driveway providing ample off-road parking, leading to the garage, which is equipped with an electric overdoor, power and lighting. To the rear, the enclosed garden offers a lovely mix of decking, patio and lawn, bordered by well-stocked beds featuring a variety of plants and shrubs — ideal for relaxing, entertaining or family enjoyment.

Located within easy reach of local schools, shops and amenities, and conveniently positioned for Leonardo Helicopters, 7 Laburnum Way is a superb opportunity for those seeking a flexible family home with genuine multi-generational potential in a highly desirable setting.

## Key Features

- Detached Family Home
- Well Presented Throughout
- Sought-after Location
- Annexe
- Four Bedrooms
- Delightful Rear Garden
- Garage & Driveway

## Contact Us

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## Energy Efficiency

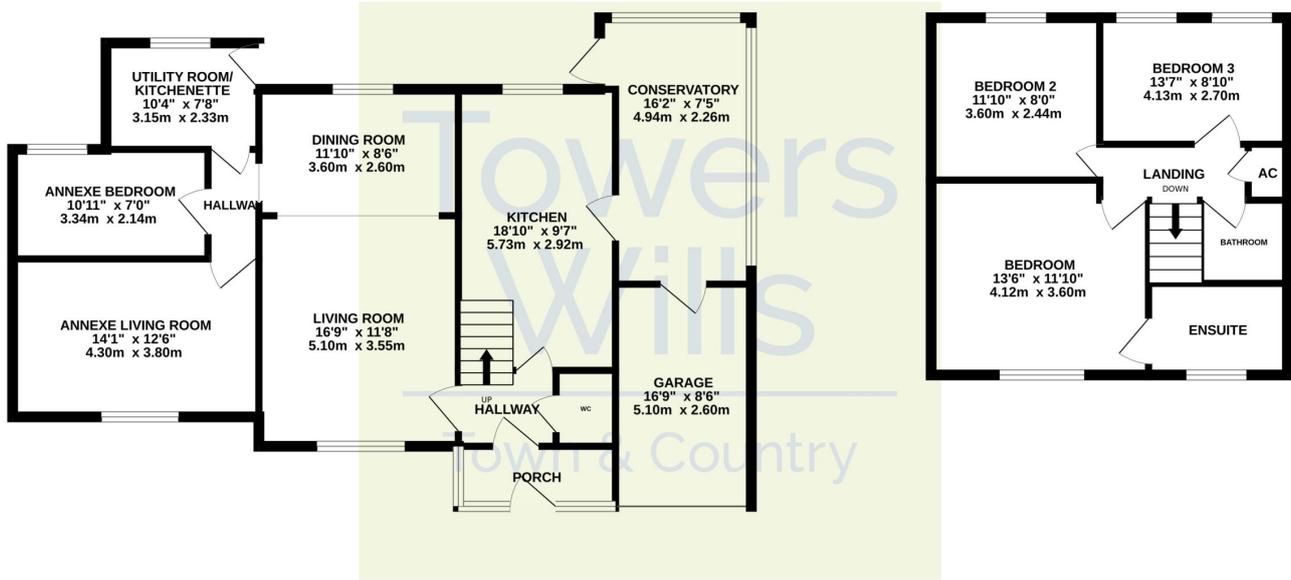
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# Floor Plan

GROUND FLOOR

1ST FLOOR



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