



**Southern Way, YEOVIL, BA21 3GH**

**welcome to**

**Southern Way, YEOVIL**

An executive four bedroom detached family home, situated within the desirable Brimsmore Development. The accommodation is presented in immaculate decorative order and boasts a wealth of space and natural light throughout. Externally benefitting from driveway parking, garage & enclosed gardens.



## Entrance

Door to the front, opening into:

## Entrance Hall

Stairs rising to the first floor. Inset spotlights to the ceiling. Radiator.

## Downstairs Cloakroom

Suite comprising wash hand basin with vanity unit and WC. Inset spotlights to the ceiling. Extractor fan. Radiator.

## Fitted Kitchen/ Dining Room

26' x 10' 8" ( 7.92m x 3.25m )

A lovely light and spacious room with double glazed window to the front. The kitchen area boasts a range of fitted wall, base and drawer units with work surface over and under unit lighting. Inset stainless steel sink with mixer tap. Integrated ceramic hob with cooker hood over and complementary splashback. Integrated eye level double oven. Further integrated appliances to include dishwasher and fridge/freezer. Inset spotlights to the ceiling. The dining/family area offers space for dining table and chairs. Separate breakfast bar. Two radiators. Double glazed French doors to the rear, opening to the garden.

## Utility Room

7' 6" x 7' 1" ( 2.29m x 2.16m )

Double glazed window to the front. A range of fitted base units and full height cupboard with work surface over. Single bowl stainless steel sink and drainer with mixer tap. Plumbing for washing machine and tumble dryer. Inset spotlights to the ceiling. Radiator.

## Lounge

15' x 14' 5" ( 4.57m x 4.39m )

Double glazed window to the rear. Understairs storage cupboard. Radiator. Double glazed French doors to the rear, opening to the garden.

## First Floor Landing

Double glazed window to the side. Airing cupboard. Inset spotlights to the ceiling. Radiator.

## Bedroom One

11' 11" x 10' 7" ( 3.63m x 3.23m )

Double glazed window to the rear overlooking the garden. Built in wardrobe. Space for free standing furniture. Radiator. Door opening into:



## En Suite

Double glazed window to the rear. Suite comprising enclosed walk in shower cubicle, wash hand basin inset to vanity unit and WC. Inset spotlights to the ceiling. Extractor fan. Chrome towel radiator.

## Bedroom Two

11' 6" x 10' 8" ( 3.51m x 3.25m )

Double glazed window to the front. Space for free standing furniture. Radiator.

## Bedroom Three

11' x 10' 1" ( 3.35m x 3.07m )

Double glazed window to the rear overlooking the garden. Fitted wardrobes. Space for free standing furniture. Radiator.

## Bedroom Four

9' 11" x 7' 4" ( 3.02m x 2.24m )

Double glazed window to the front. Currently used as a dressing room with fitted wardrobes. Radiator.

## Bathroom

Double glazed window to the front. Suite comprising enclosed bath with shower over and glass side screen. Wash hand basin inset to vanity unit. WC. Inset spotlights to the ceiling. Extractor fan. Chrome towel radiator.

## Garage

Electric door to the front. Power and light.

## Front Garden

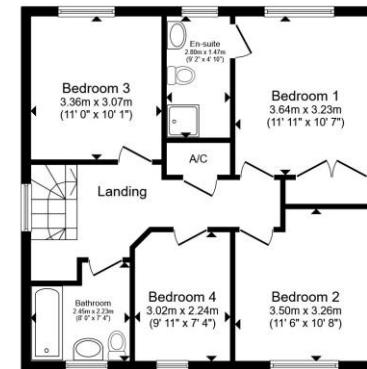
Access via a block paved driveway, leading to the garage and providing off road parking for two cars. The front garden is laid to shingle with a paved path leading to the front entrance. Gated side access leading to the rear garden.

## Rear Garden

A fully enclosed south facing rear garden, laid to paving and providing an ideal seating/entertaining area to enjoy the summer sunshine and alfresco dining. Raised decorative planters border the garden along with garden shed and outside lighting and tap. To the foot of the garden is a good size summerhouse with power and lighting - perfect for home office/studio.



Ground Floor



First Floor

Total floor area 125.5 m<sup>2</sup> (1,351 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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welcome to

## Southern Way, YEOVIL

- Desirable Development
- Executive Detached Family Home
- Four Double Bedrooms with En Suite to Master
- Downstairs Cloakroom & Utility Room
- Spacious & Well Presented Accommodation

Tenure: Freehold EPC Rating: B

Council Tax Band: E

offers over

**£530,000**



Please note the marker reflects the postcode not the actual property

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