



Connells

Netley  
Yeovil



## Property Description

This well-presented home offers comfortable and versatile living accommodation, beginning with a welcoming entrance hall leading through to a bright and spacious lounge, complete with feature fireplace and access to a well-appointed conservatory overlooking the rear garden. The kitchen is fitted with a range of units and practical workspaces, with designated areas for essential appliances, making it both functional and convenient for everyday living.

Upstairs, the property benefits from two well-proportioned bedrooms, both filled with natural light, alongside a modern family bathroom fitted with a contemporary suite. Additional features throughout the home include useful storage options, gas heating, and double glazing, helping to ensure comfort and efficiency all year round.

Externally, the property enjoys both front and rear gardens, with a driveway providing off-road parking and a private, enclosed rear garden ideal for relaxing or entertaining. Situated in the popular town of Yeovil, the property is conveniently located for a range of local amenities including shops, schools, and leisure facilities, as well as offering good transport links to surrounding towns and countryside, making it an ideal choice for a variety of buyers.

## Entrance Hall

Welcoming entrance hall featuring a front-facing door, a practical under stair storage cupboard ideal for coats and household items, and a radiator providing warmth.

## Lounge

Spacious lounge featuring a double glazed window to the rear, allowing plenty of natural light, and double glazed doors opening into the conservatory. The room also benefits from an electric feature fireplace, creating a cosy focal point, and a radiator.

## Conservatory

Bright and airy conservatory featuring patio doors opening out to the garden, allowing for seamless indoor-outdoor living. The space benefits from light and power, making it suitable for year-round use, along with a radiator for added comfort.

## Kitchen

Fitted kitchen featuring a double glazed window to the front, providing natural light. The space offers a range of wall and base units with worktops over, incorporating a 1½ stainless steel sink and drainer. There are designated spaces for a gas oven, washing machine, and a low-level fridge freezer. The boiler is also located within the kitchen.

## Landing

Landing area providing access to loft space.

## Bedroom One

Generously sized bedroom featuring two double glazed windows to the rear, allowing for an abundance of natural light. The room also benefits from a built-in double wardrobe, providing convenient storage, along with space for additional furnishings.

## Bedroom Two

Well-proportioned bedroom featuring two double glazed windows to the front, allowing for plenty of natural light, and a radiator.

## Bathroom

Fitted bathroom featuring a double glazed window to the side, allowing for natural light and ventilation. The suite comprises a WC and wash hand basin set within a vanity unit, along with a bath with shower over. Additional benefits include an extractor fan and a heated towel rail for added comfort.

## Outside

### Front Garden

The front garden features a driveway providing off-road parking for one vehicle, alongside a laid-to-lawn grass area and a tree, offering a pleasant and welcoming approach to the property.

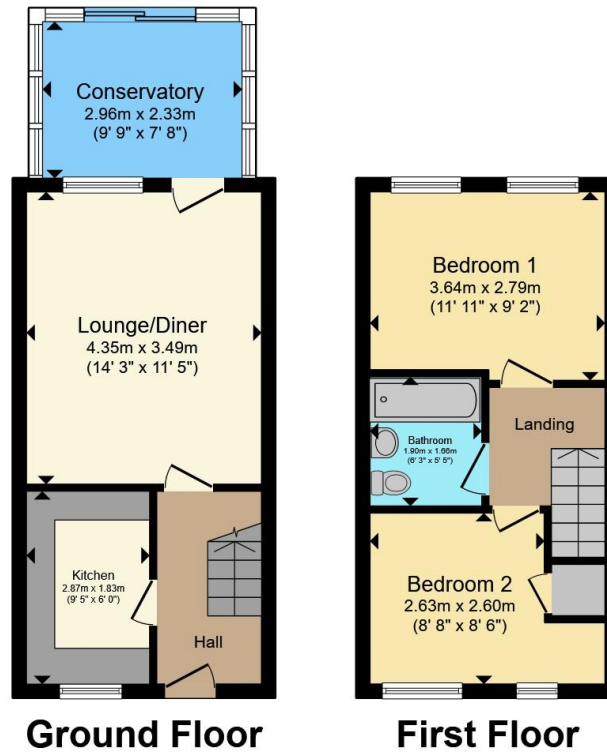
### Rear Garden

Fully enclosed rear garden, offering a good degree of privacy, featuring a laid-to-lawn grass area alongside a low-maintenance pebbled section. The garden also benefits from raised beds, a decking area ideal for outdoor seating and entertaining, and a shed for additional storage. Further features include side access and an outside tap.









Total floor area 58.6 m<sup>2</sup> (631 sq.ft.) approx

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EPC Rating: Council Tax  
 Awaited Band: B

Tenure: Freehold

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