



Property Location

This four-bedroom detached family home is situated in a quiet and desirable residential area on the southern side of Yeovil. Within walking distance of a nursery and Holy Trinity Primary school. The bustling town centre is a short drive away and offers plenty of shops, restaurants and a cinema.

22 Cherry Tree Drive, Yeovil, BA20 2NJ

Approximate Gross Internal Area = 119.6 sq m / 1287 sq ft
 Garage = 5.2 sq m / 56 sq ft
 Outbuilding = 14.3 sq m / 154 sq ft
 Total = 139.1 sq m / 1497 sq ft

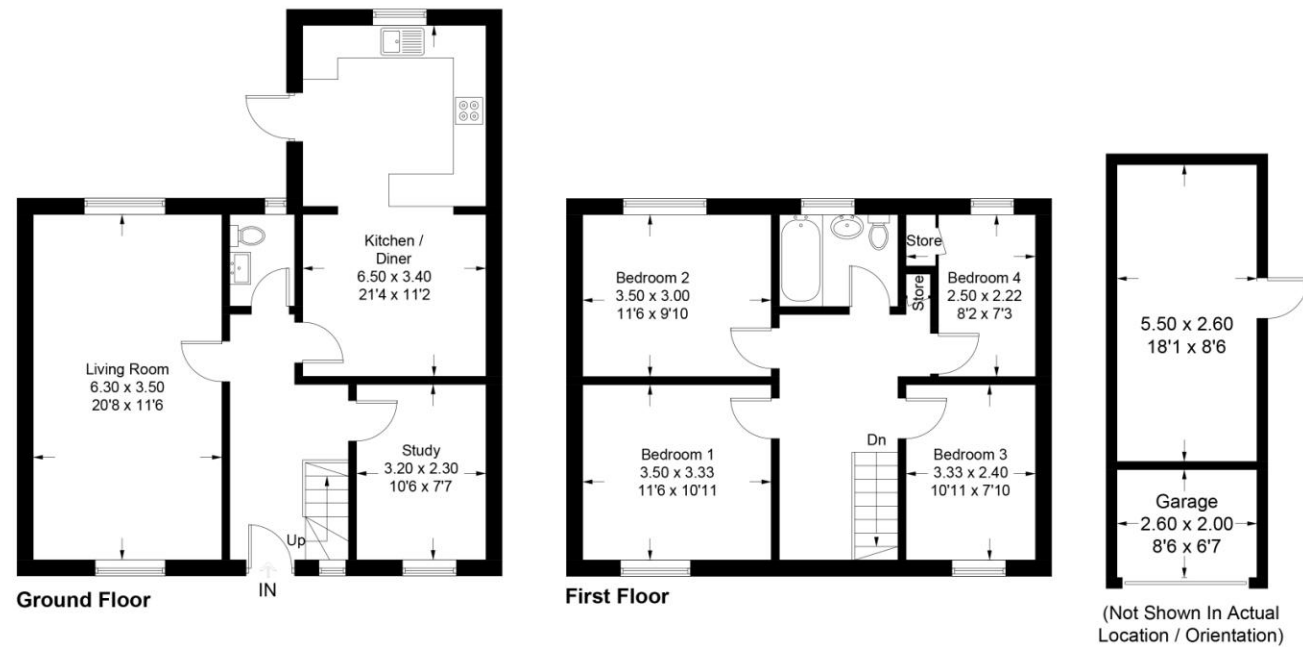


Illustration for identification purposes only, measurements are approximate, not to scale. Fouriabs.co © (ID1299853)



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.



Cherry Tree Drive, Yeovil

Offers In Region Of £425,000

22 Cherry Tree Drive
Yeovil
BA20 2NJ

Key features:

- Four-Bedroom Detached Home
- Highly Desirable Location
- Excellent Condition Throughout
- Ideal Family Home
- Driveway Parking for Two Cars
- Ground Floor W/C
- Hilltop Views
- Single Garage



Why you'll like it

This immaculately presented four-bedroom detached property is situated on the highly desirable Cherry Tree Drive in Yeovil. Featuring a living room, kitchen/diner, cloakroom, study, four bedrooms, family bathroom, driveway parking, garage and front and rear gardens. This property would make a lovely family home. Viewing is highly recommended.

ENTRANCE HALL: Upon entering the property, you are welcomed into the bright and airy entrance hall which provides access to the living room, kitchen/diner, cloakroom, study or fifth bedroom and the stairs which rise ahead to the first floor. The hall is neutrally decorated and has grey carpet flooring. Double glazed window to the front. One radiator.

LIVING ROOM 20' 8" x 11' 5" (6.3m x 3.5m) A generous, dual aspect living room with neutrally decorated walls and oak wooden flooring. Double glazed windows to both the front and rear of the property. Two radiators.

KITCHEN/DINER 21' 3" x 11' 1" (6.5m x 3.4m) A spacious kitchen fitted with wooden cabinets and drawers. Plentiful work surfaces with an inset basin and drainer. Space and plumbing for a washing machine, dryer, dishwasher, double fridge/freezer, freestanding oven with cooker hood above. Tiled splashguards and flooring. Double glazed window and door leading to the rear garden. Space for dining table and chairs. One radiator.

STUDY/BEDROOM FIVE 10' 5" x 7' 6" (3.2m x 2.3m) A second reception room which could make the perfect study, sitting room or downstairs bedroom. This room has neutral walls and grey carpet. Double glazed window to the front. One radiator.

CLOAKROOM 5' 2" x 3' 11" (1.6m x 1.2m) The downstairs cloakroom has a two-piece suite comprising of a white w/c and hand basin with a wall mounted mirrored vanity unit. Fully tiled walls and flooring. Obscure double-glazed window to the rear of the property. One radiator.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	71 c	77 c
39-54	E		
21-38	F		
1-20	G		

STAIRS AND LANDING: The carpeted stairs rise to the first-floor landing which provides access to the four bedrooms, family bathroom, storage cupboards and the loft hatch above. The landing is neutrally decorated and has grey carpet. Double glazed window to the front. White wooden banister. One radiator.

BEDROOM ONE 11' 5" x 10' 9" (3.5m x 3.3m) A double bedroom with a double-glazed window allowing for some scenic views to the front of the property. Neutrally decorated walls and wallpapered feature wall. Wooden laminate flooring. One radiator.

FAMILY BATHROOM 6' 10" x 5' 6" (2.1m x 1.7m) This fully tiled family bathroom is complete with a three-piece suite comprising of a white w/c, hand basin and bathtub with fitted shower above. Obscure double-glazed window to the rear of the property. Full length heated towel rail.

BEDROOM TWO 11' 5" x 9' 10" (3.5m x 3.0m) A double bedroom with double glazed window overlooking the rear garden. Grey walls and grey carpet. One radiator.

BEDROOM THREE 10' 9" x 7' 10" (3.3m x 2.4m) A double bedroom with neutrally decorated walls and grey carpet. Double glazed window to the front of the property. One radiator.

BEDROOM FOUR 8' 2" x 7' 2" (2.5m x 2.2m) A good-sized single bedroom with built-in wardrobe. Light pink and grey decorated walls. Grey carpet. Double glazed window to the rear of the property. One radiator.

GARAGE 24' 7" x 8' 2" (7.5m x 2.5m) A detached single garage with an up-and-over style door. Currently partitioned into two separate sections by a stud wall. Door and window to the rear. Electric and lighting fitted.

OUTSIDE: To the front of the property is driveway parking suitable for two cars in tandem and leads to the garage. Front lawn area with steps leading to the front entrance. To the rear of the property is a private and enclosed two-level garden. Laid mostly to lawn with mixed shrubby borders. Garden pond. Rear gated access to the nearby Sampson woods. External wall mounted lighting and outside tap.

