



Connells

Brook Square
Merriott



Property Description

This beautifully presented home offers generous living accommodation across three levels, featuring spacious reception areas, a modern kitchen/diner, multiple double bedrooms and well-appointed bathrooms. Stylish finishes, plentiful natural light and thoughtful storage make the property both practical and inviting. The landscaped rear garden, integrated double garage and additional utility/WC further enhance the home's functionality and appeal.

Situated within a modern residential development first established in 2018, the property enjoys a peaceful, family-friendly setting with a strong community feel. The surrounding area primarily consists of terraced and semi-detached homes, with a high proportion of owner-occupiers creating a settled neighbourhood environment. Excellent internal layout and dual-aspect rooms provide a bright and airy feel throughout.

Entrance Hall

A welcoming entrance hall with doors leading to the front of the property, the rear visitor parking area, and the integral garage. Includes a radiator and a practical under-stairs storage cupboard.

Lounge

Situated on the first floor, this beautifully presented lounge enjoys excellent natural light from two double-glazed side windows and an additional double-glazed window to the front. A feature wood-burner creates a warm and inviting focal point, complemented by two radiators for added comfort. Blinds/shutters are fitted throughout, offering both style and privacy.

Kitchen / Diner

A bright and spacious kitchen/diner featuring patio doors opening directly onto the garden, two double-glazed windows to the front, and an additional window to the rear. The kitchen is well-equipped with an integrated fridge-freezer, gas five-ring hob, AEG cooker hood, eye-level double oven, and integrated dishwasher. Fitted units with worktops provide ample storage and preparation space, complemented by spotlights and an extractor fan. Three radiators ensure the room stays warm and comfortable throughout the year.

Utility Room

A well-appointed utility room featuring two double-glazed windows to the rear, allowing plenty of natural light. Fitted with a stainless-steel sink and drainer, integrated washing machine and tumble dryer as well as units with worktops providing practical storage and workspace. The room also includes a convenient W/C, along with an extractor fan and a radiator for comfort and ventilation.

First Floor Landing

A light and spacious landing with stairs rising to the second floor. The area benefits from two double-glazed windows to the side and an additional double-glazed window to the front, allowing plenty of natural light. A radiator provides warmth to the space.

Bedroom One

A spacious dual-aspect double bedroom featuring two double-glazed windows with fitted shutters/blinds and additional natural light from front and rear sides. The room includes a double fitted wardrobe, and separately, access to the properties heating system and zone controls. Two radiators ensure year-round comfort, and access to the attic offers further practical storage potential.

En-Suite

A stylish ensuite fitted with a wash hand basin, WC, and a shower cubicle featuring a rainfall shower. Additional highlights include a heated towel rail and a mirrored storage unit.

Bedroom Two

A generous double bedroom featuring a double-glazed front window fitted with shutters for added privacy and style. The room includes a radiator for year-round comfort and a fitted cupboard providing convenient storage.

Bedroom Three

A well-proportioned double bedroom featuring a Velux double-glazed window and an additional rear-facing double-glazed window, filling the room with natural light. Fitted shutters/blinds offer both style and privacy, while a radiator provides comfortable warmth throughout the year.

Bedroom Four

A comfortable double bedroom featuring a Velux window and a rear-facing double-glazed window that together provide excellent natural light. Fitted blinds/shutters add a stylish finish while offering privacy and light control.

Bathroom

A modern family bathroom featuring a bath with shower over, complemented by spotlights and an extractor fan for ventilation. Additional fittings include a heated towel rail, WC, wash hand basin, and a mirrored storage unit. A rear-facing double-glazed window provides natural light and privacy.

Second Floor Landing

A bright landing area featuring a Velux double-glazed window, a radiator for added warmth, and access to the loft. A door leads through to the second-floor W/C.

Second Floor W/C

Located on the second floor, this convenient cloakroom features a wash hand basin, WC, heated towel rail, and extractor fan, offering practical and comfortable additional facilities

Outside

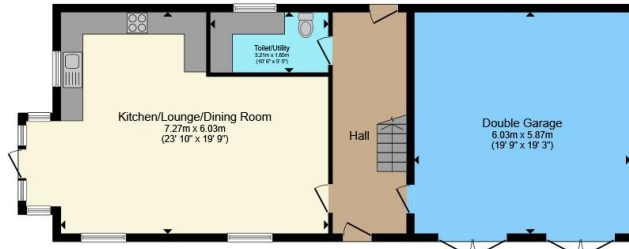
Rear Garden

A fence-enclosed rear garden offering privacy, featuring a patio area ideal for outdoor seating or dining. Gate one provides convenient rear access and gate two provides convenient rear access to the square, and a brick raised wall adds character and definition to the space.

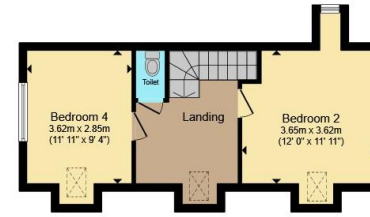




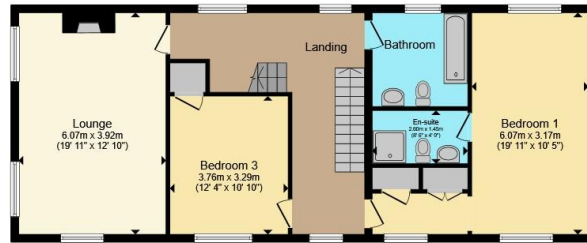




Ground Floor



Second Floor



First Floor

Total floor area 225.2 m² (2,424 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

Connells

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EPC Rating: B Council Tax
 Band: F

Tenure: Freehold

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