



## 34, Poplar Drive, Yeovil, Somerset BA21 3UL

**OIRO £400,000**

Towers Wills are delighted to welcome to market this substantial four-bedroom detached family home, situated in a sought-after area of the Abbey Manor Park development. Occupying a quiet cul-de-sac position and offered with no onward chain, the property would benefit from some cosmetic updating, presenting an excellent opportunity to create a superb long-term family home. The accommodation comprises; entrance hall, downstairs WC, study, generous lounge, separate dining room, fitted kitchen and utility. To the first floor are four good size bedrooms, with the principal bedroom enjoying en-suite facilities, all served by a family bathroom. Externally, the property offers a double garage and off-road driveway parking and a tiered rear garden.

## Accommodation:

### Entrance Hall

Double glazed door and window to front and radiator.

### Downstairs W.C

Double glazed window to side, WC, wash hand basin, heated towel rail, extractor fan and understairs storage.

### Study 2.78m x 2.62m

Double glazed windows to front and side, radiator.

### Lounge 5.44m max x 3.69m max

Double glazed window to front, two radiators, electric fireplace and double doors opening into dining room.

### Dining Room 3.60m x 2.75m

Double glazed French doors to rear garden and radiator.

### Kitchen 3.34m x 3.29m

Double glazed window to rear, integrated dishwasher, integrated gas hob with extractor over, integrated electric oven and grill, integrated undercounter fridge and space for fridge/freezer.

### Utility Room 2.78m x 1.55m

Double glazed door to rear garden, one bowl stainless steel sink/drainer, space for washing machine, gas boiler and extractor fan.

### First Floor Landing

Double glazed window to side, loft hatch, radiator and airing cupboard housing hot water tank.

### Bedroom One 4.57m max x 3.78m max

Double glazed window to front, radiator and fitted wardrobes.

### En-suite

Double glazed window to side, shower cubicle, WC, wash hand basin, radiator and shaver point.

### Bedroom Two 2.86m x 4.05m

Double glazed windows to front and side, radiator and built-in double wardrobe.

### Bedroom Three 3.29m x 2.87m plus door recess

Double glazed window to rear and built-in wardrobes.

### Bedroom Four 2.21m x 3.42m

Double glazed windows to front and side, radiator and built-in wardrobe.

### Family Bathroom

## Key Features

- NO ONWARD CHAIN
- Detached Family Home
- Popular Abbey Manor Park
- Four Bedrooms
- Master En-suite
- Cul-de-Sac Position
- Double Garage & Driveway
- Rear Garden

## Contact Us

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## Energy Efficiency

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

Double glazed window to rear, bath with mixer tap shower, separate shower cubicle, WC, wash hand basin and radiator.

**Outside:**

Front

Patio and gravel areas with mature shrubs, offering potential for additional parking (subject to relevant permissions).

Rear Garden

Tiered rear garden with decking area, patio, lawn and mature shrub borders, with side access.

Double Garage 5.24m x 5.13m

Two electric roller doors to front, power and light, eaves storage and double glazed door to rear garden.

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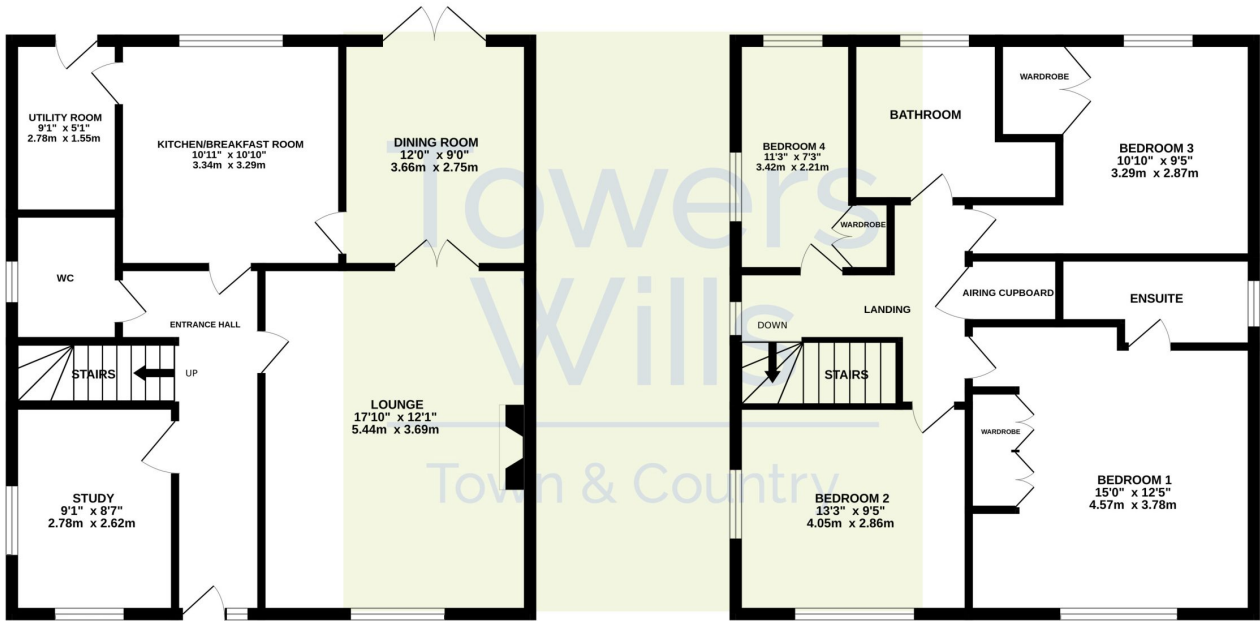
Offered with no onward chain and positioned within a highly desirable location, this property presents a fantastic opportunity, with viewing highly recommended.



# Floor Plan

GROUND FLOOR

1ST FLOOR



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