

for sale

offers over **£150,000**



## Gainsborough Way Yeovil BA21 5XU

A well-presented home offering bright living spaces, an open-plan kitchen/diner, conservatory, modern bathroom, enclosed garden and allocated rear parking.

# Gainsborough Way Yeovil BA21 5XU

## Entrance Porch

A welcoming entrance porch featuring a double-glazed door to the side, providing easy access into the property. A double-glazed window to the front allows natural light to brighten the space, creating a light and airy first impression.

## Lounge

A bright and comfortable lounge featuring a large double-glazed window to the front, allowing plenty of natural light to fill the room. A fitted radiator provides efficient heating, creating a warm and inviting living space.



## **Kitchen / Diner**

A spacious open-plan kitchen and dining area offering direct access to the rear garden through glazed doors, ideal for both everyday living and entertaining. A double-glazed window to the front provides additional natural light, enhancing the bright and airy feel of the room.

The kitchen is fitted with a range of units with worktops over, providing ample storage and preparation space. There are designated spaces for a washing machine, tumble dryer, tall freestanding fridge-freezer and a gas cooker. A 1½ bowl sink with drainer adds practical functionality.

Two radiators ensure effective heating throughout the space, while modern spotlights create a clean, contemporary finish.

## **Conservatory**

A well-presented uPVC-built conservatory featuring a double-glazed door opening directly onto the patio area of the rear garden. The space benefits from full double glazing throughout, creating a bright and versatile additional living area. Fitted with both light and power, it offers flexibility for year-round use.

## **Bedroom**

A well-proportioned bedroom featuring a double-glazed window to the front, allowing natural light to brighten the space. The room benefits from built-in wardrobe space, offering convenient storage. A further storage cupboard houses the boiler, helping keep essential equipment neatly concealed.

Loft access provides additional storage potential, and a fitted radiator ensures comfortable heating throughout the room.

## **Bathroom**

A modern bathroom featuring a double-glazed window to the rear, providing natural light and ventilation. The suite includes a separate shower cubicle, a wash hand basin set within a vanity unit offering useful storage, and a low-level WC. Spotlights give the room a contemporary finish, while a heated towel rail provides added comfort.

## Outside

### Garden

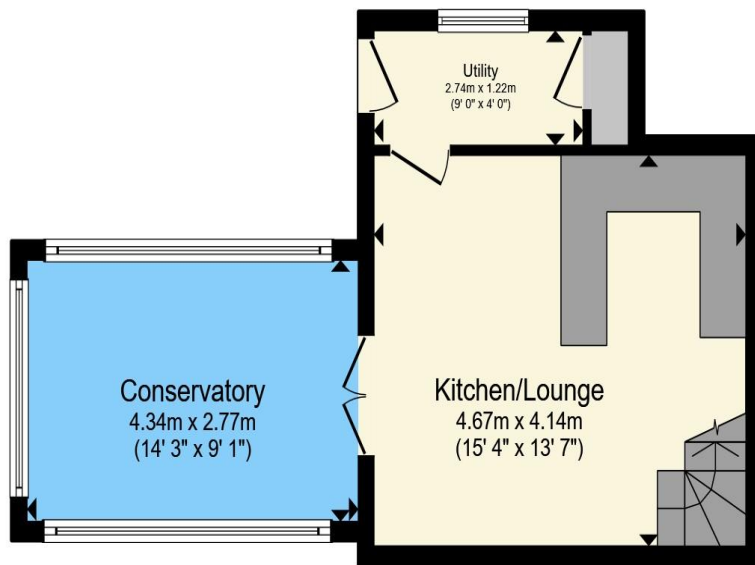
A fence-enclosed front garden offering a good degree of privacy. The space features a lawned area with a pathway leading to the entrance, along with a patio section providing a practical outdoor seating spot. A gate to the side offers access around the property, and there is also a useful garden shed for additional storage.

### Parking

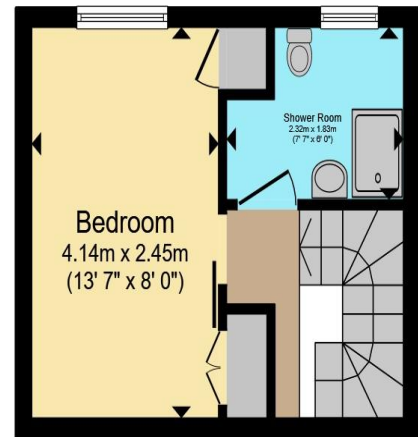
To the rear of the property, there is one allocated parking space providing convenient off-road parking for the home.







**Ground Floor**



**First Floor**

Total floor area 57.3 m<sup>2</sup> (617 sq.ft.) approx

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Property Ref: YOY314203 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: A

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