

Connells

Kenmore Drive
Yeovil

Kenmore Drive
Yeovil BA21 4BG

for sale offers over
£280,000







Property Description

Offered to the market with no onward chain, this well-proportioned three-bedroom home provides spacious and versatile accommodation, making it an ideal option for a range of buyers. The ground floor features two reception rooms, allowing flexibility for both family living and formal dining, together with a fitted kitchen and useful utility room.

Upstairs, the property benefits from three bedrooms, two of which enjoy extensive fitted wardrobe space, alongside a family bathroom and separate WC. Ample built-in storage throughout the home further enhances its practicality.

Externally, there is a shared driveway with parking in front of the garage, while the enclosed rear garden offers a patio seating area, raised lawn, and additional space with scope for personalisation. A generous garage with power and lighting completes this attractive home.

Hallway

Double glazed window to the side aspect allowing natural light, staircase rising to the first floor, radiator, and a useful understairs storage cupboard providing practical space for coats, shoes, and household items.

Cloakroom

Fitted with a low-level WC featuring a handheld bidet sprayer, wash hand basin, and a double glazed window to the front aspect providing natural ventilation and light.

Reception Room

Bright and versatile reception room featuring a double glazed bay window to the front aspect and radiator. Currently offering flexibility to be used as a formal dining room, family room, or additional sitting room to suit individual requirements.

Living Room

Comfortable main reception room with a double glazed window overlooking the rear garden, radiator, attractive electric fireplace creating a focal point, and built-in storage cupboards.

Kitchen

Fitted with a range of wall and base units with work surfaces over, incorporating a one-and-a-half bowl stainless steel sink and drainer. Integrated Bosch electric oven with electric hob and extractor hood above, space and plumbing for a washing machine, double glazed window to the side aspect, and doorway leading through to the utility room.

Utility Room

Useful additional space with double glazed windows to the side and rear aspects, double glazed door providing access to the garden, radiator, and space for a freestanding fridge freezer.

Landing

Spacious landing area with a double glazed window to the front aspect, radiator, loft access with fitted loft ladder, airing cupboard, and an additional storage cupboard.

Bedroom One

Generous double bedroom with a double glazed window to the front aspect, radiator, and an extensive range of built-in wardrobes comprising four fitted units concealed behind bi-sliding doors.

Bedroom Two

Well-proportioned double bedroom featuring a double glazed window overlooking the rear garden, radiator, and four built-in wardrobes with bi-sliding doors providing excellent storage.

Bedroom Three

Bedroom with a double glazed window to the rear aspect and radiator.

Bathroom

Comprising a panel-enclosed bath with shower over, wash hand basin, heated towel rail, and double glazed window to the side aspect.

Separate WC conveniently positioned adjacent to the bathroom and fitted with a low-level WC incorporating a handheld bidet sprayer, with a double glazed window to the side aspect.

Outside

Front

The property benefits from a shared driveway leading to a parking space positioned in front of the garage. A timber pergola provides an attractive feature over the parking area.

Rear Garden

Enclosed rear garden commencing with a patio seating area, ideal for outdoor dining and entertaining. Steps rise to a raised lawn, with further steps leading to an additional area laid with membrane, offering potential for further landscaping. Side gated access and a personnel door leading into the garage.

Garage

20' 9" x 10' 11" (6.32m x 3.33m)

Good-sized garage fitted with an up-and-over door, power and lighting, and a double glazed window to the rear aspect, making it suitable for storage, workshop use, or secure vehicle parking.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







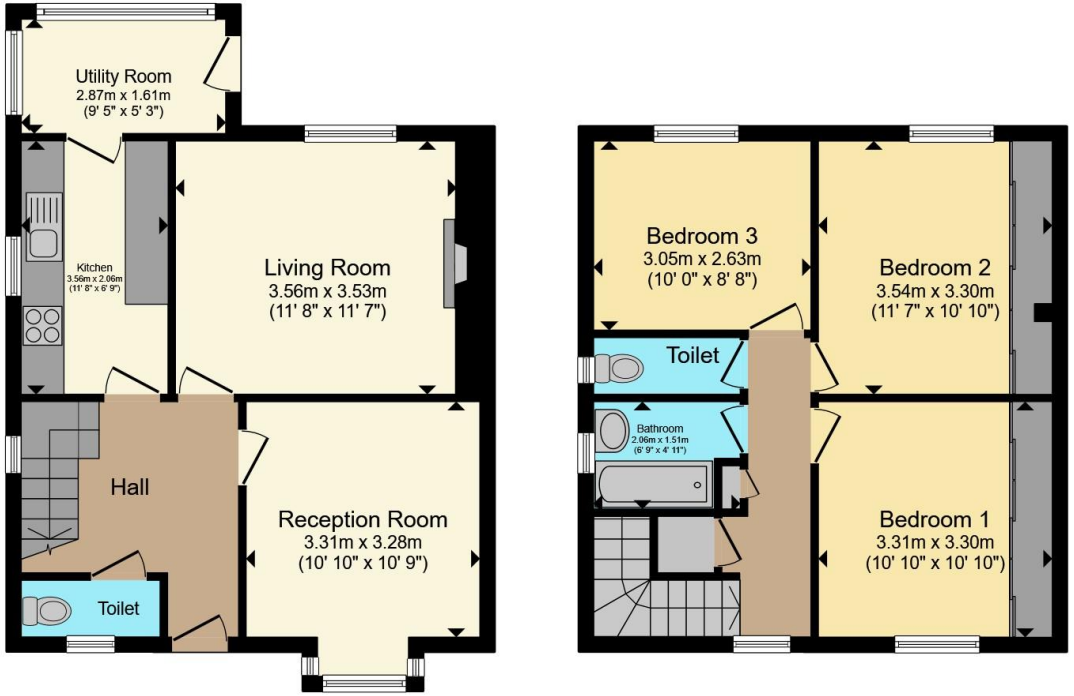












Ground Floor **First Floor**

Total floor area 95.2 m² (1,025 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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1-3 Princes Street
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EPC Rating: C

Council Tax Band: C

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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