

for sale

£210,000



## Larkspur Crescent YEOVIL BA21 3HP

Well-presented three-bedroom home offering an open-plan layout with conservatory, fitted kitchen and utility room, enclosed rear garden, and a characterful frontage with picket fencing.

# Larkspur Crescent YEOVIL BA21 3HP

## Entrance Hall

Entrance hall with a fitted radiator and a useful cupboard housing the boiler, providing a practical and welcoming entrance to the home.

## Cloakroom

Cloakroom fitted with a WC, wash hand basin and radiator, with a double-glazed window to the rear providing natural light.

## Lounge

The lounge is a bright and comfortable living space featuring a double-glazed window to the front, an archway leading through to the dining room, and a fitted radiator, creating a pleasant and well-connected area for everyday living.

## Dining Area

The dining area is accessed via an archway from the lounge and benefits from patio doors leading into the conservatory, allowing for plenty of natural light. With a fitted radiator and a further archway opening into the kitchen, the space creates a natural open-plan flow ideal for modern living and entertaining.



### **Kitchen**

Kitchen with a double-glazed window to the rear and modern spotlights, fitted with a range of wall and base units with work surfaces over. The kitchen features a 1½ bowl sink with drainer, designated space for a six-ring Cannon cooker, and a doorway leading through to the utility area, providing a practical and well-connected cooking space.

### **Utility Room**

Utility room accessed directly from the kitchen, fitted with units and work surfaces over, a useful under-stairs storage cupboard, and designated space for a tall freestanding fridge freezer.

### **Conservatory**

Conservatory accessed via the dining area, constructed with uPVC and brick, and benefiting from light and power. The room also features a fitted radiator and a double-glazed door opening out to the rear garden, creating a bright and versatile additional living space.

### **Landing**

Landing with a fitted radiator, an airing cupboard, and an additional storage cupboard, along with access to the insulated loft.

### **Bedroom One**

Bedroom One features a double-glazed window to the rear and a fitted radiator, offering a comfortable and well-lit double bedroom.

### **Bedroom Two**

Bedroom Two features a double-glazed window to the front and a fitted radiator, providing a bright and comfortable bedroom space.

### **Bedroom Three**

Bedroom Three features a double-glazed window to the front and a fitted radiator, making it a light and versatile room suitable for a bedroom, nursery, or home office.

### **Bathroom**

Bathroom featuring a double-glazed window to the rear, fitted with a WC and a stylish vanity unit incorporating his-and-hers wash hand basins. The room is completed with a heated towel rail, creating a practical and well-appointed family bathroom.

## Outside

### Front Garden

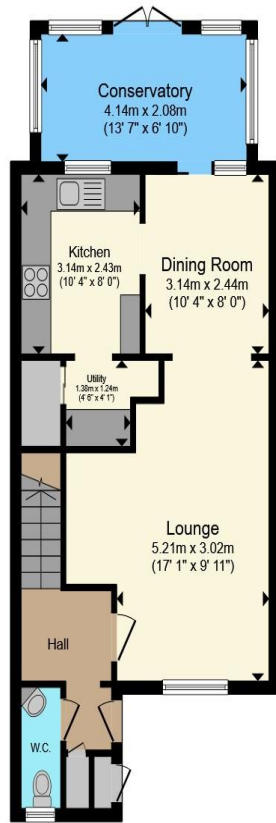
The front garden is attractively enclosed with picket fencing and features a low-maintenance pebbled area with a pathway leading to the front door, along with a useful outhouse for additional storage.

### Rear Garden

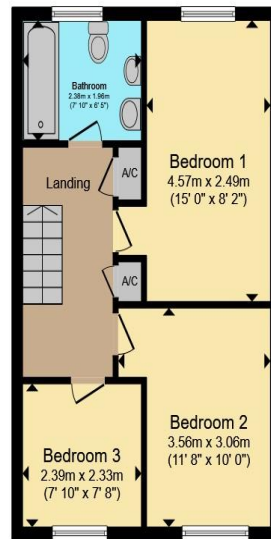
The rear garden features a patio seating area with steps leading up to a pebbled section and a useful garden shed. The garden is fully enclosed by fencing and includes a rear access gate, creating a private and low-maintenance outdoor space.







**Ground Floor**



**First Floor**

Total floor area 95.2 m<sup>2</sup> (1,024 sq.ft.) approx

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**T 01935 431 129**  
**E [yeovil@connells.co.uk](mailto:yeovil@connells.co.uk)**

1-3 Princes Street  
YEOVIL BA20 1EW

Property Ref: YOY314236 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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