



Connells

Wraxhill Road  
Yeovil



## Property Description

This versatile property offers generous accommodation arranged over two floors, making it ideal for families or those seeking flexible living space. The ground floor provides the majority of the accommodation, including multiple bedrooms and reception areas, allowing for comfortable single-level living if required. Features such as an open fireplace, conservatory, en-suite bedroom, and ample storage throughout add to the home's practicality and charm, while the first floor offers additional bedroom space with pleasant outlooks.

Externally, the property benefits from a driveway leading to a garage, along with well-maintained front and rear gardens. The rear garden is particularly appealing, being enclosed and well stocked with mature trees and shrubs, offering privacy and attractive open views beyond. With a patio area, lawn, greenhouse, and shed, it provides an ideal setting for both relaxation and gardening enthusiasts.

Situated in Yeovil, the property enjoys convenient access to a wide range of local amenities, including shops, schools, medical facilities, and leisure options. Yeovil benefits from good transport links by road and rail, as well as proximity to beautiful Somerset countryside, making it a popular location for those looking to balance town convenience with rural surroundings. The area offers a strong sense of community and is well suited to families and professionals alike.

## Accommodation

### Entrance Porch

Enclosed entrance porch featuring a double-glazed front door, providing added insulation and security.

### Entrance Hall

Entrance hall with stairs rising to the first floor and a useful storage cupboard beneath. Features include a radiator, an additional storage cupboard, and doors leading to the principal ground-floor rooms.

### Lounge

Well-proportioned lounge with a double-glazed bay window overlooking the front aspect, an attractive open fireplace, and a radiator.

### Dining Room

A well-proportioned dining room featuring a double-glazed window to the side aspect, allowing for natural light. The room benefits from a radiator for warmth and includes a door providing convenient access through to the kitchen.

### Kitchen/Diner

Kitchen/Diner fitted with a range of wall- and base-mounted units with complementary work surfaces. Features include a double-glazed window to the side aspect, electric hob, eye-level oven, integrated dishwasher, double sink with drainer, radiator, and boiler. There is designated space for a fridge freezer, with doors leading to the conservatory and the utility room.

## Utility Room

Utility room with space for appliances, opening into an outer hallway with access to the cloakroom.

## Cloakroom

Ground-floor cloakroom fitted with a WC and wash hand basin, with a double-glazed window overlooking the rear.

## Conservatory

Conservatory of uPVC construction with electric points, featuring a double-glazed door opening out to the rear garden.

## Bedroom One

Ground-floor double bedroom with a double-glazed window to the front, radiator, and direct access to the en-suite shower room.

## En-Suite

En-suite fitted with a shower cubicle, WC, and wash hand basin, complemented by an extractor fan and heated towel rail.

## Bedroom Two

Ground-floor bedroom with double-glazed patio doors providing direct access to the rear garden, complemented by a radiator.

## Bedroom Three

Bedroom Three, also located on the ground floor, is a slightly smaller room ideal for use as a home office. Features include a double-glazed window to the side aspect and a radiator.

## Bathroom

Family bathroom comprising a bath with mixer taps and shower over, WC, wash hand basin, heated towel rail, and an airing cupboard providing additional storage.

## First Floor

Landing with a double-glazed rear window and access to Bedrooms Four and Five.

## Bedroom Four

Bedroom Four featuring a double-glazed window to the rear aspect, built-in eaves storage, radiator, and attractive views over open fields.

## Bedroom Five

Bedroom Five with restricted head height, a single-glazed roof window, eaves storage, and a radiator.

## Outside

## Front

To the front of the property is a driveway leading to the garage, complemented by a lawned area and a paved path providing access to the main entrance.

## Rear

The rear garden is enclosed by hedging and fencing, offering a good degree of privacy. Features include a lawned area, patio seating area, door providing access into the garage, side gate, shed, greenhouse, and a variety of mature trees and shrubs, all enjoying pleasant open views beyond.

## Garage

Single garage fitted with an up-and-over door to the front and a pedestrian door leading out to the garden.

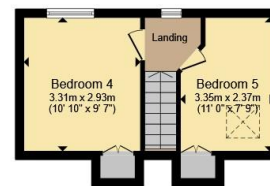








**Ground Floor**



**First Floor**

Total floor area 154.6 m<sup>2</sup> (1,664 sq.ft.) approx

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To view this property please contact Connells on

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

1-3 Princes Street  
 YEOVIL BA20 1EW

EPC Rating: E Council Tax  
 Band: D

Tenure: Freehold

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