



New Cottages, High Street, Sparkford, Yeovil, BA22 7JG

welcome to

New Cottages, High Street, Sparkford, Yeovil

A three bedroom semi detached family home, situated in the delightful village of Sparkford and within close proximity to many local amenities and great transport links. The accommodation is well presented, offering a wealth of space, versatility and natural light throughout.



Entrance

Double glazed door to the front, opening into:

Entrance Porch

Double glazed windows to either side with door opening into:

Entrance Hall

Stairs rising to the first floor. Door opening into:

Lounge

15' 2" x 10' 5" (4.62m x 3.17m)

A lovely light room with double glazed window to the front and rear. Feature fireplace with log burner inset and tiled hearth. Wall light points. Aerial point. Radiator.

Dining Room

15' 11" x 8' 7" (4.85m x 2.62m)

An inviting family room with double glazed windows to the front and side. Feature fireplace. Ample space for dining table and chairs, perfect for family meal and entertaining. Understairs storage cupboard. Two radiators. Opening into:

Fitted Kitchen

Double glazed windows to the rear and side, overlooking the garden. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. One and a half bowl sink and drainer with mixer tap. Space for free standing cooker with cooker hood over. Plumbing for dishwasher. Breakfast bar. Radiator. Door opening into:

Inner Hall

Radiator. Door opening into the conservatory and downstairs cloakroom.

Downstairs Cloakroom

Double glazed window to the side. Suite comprising wash hand basin and WC.

Conservatory/ Utility

10' x 6' 2" (3.05m x 1.88m)

A great additional room to sit and enjoy to garden views. Double glazed windows to the rear. Plumbing for washing machine. Double glazed door to the rear, opening to the garden.

First Floor Landing

Access to the loft space.

Bedroom One

15' 10" x 9' 5" (4.83m x 2.87m)

Double glazed window to the front. A range of built in wardrobes. Space for free standing furniture. Radiator.

Bedroom Two

15' 8" x 9' 5" (4.78m x 2.87m)

Double glazed window to the rear, overlooking the garden and countryside views. A range of built in wardrobes. Space for free standing furniture. Radiator.

Bedroom Three

13' 3" x 8' 6" (4.04m x 2.59m)

Double glazed window to the front. Built in wardrobe. Built in overstairs cupboard. Radiator.

Bathroom

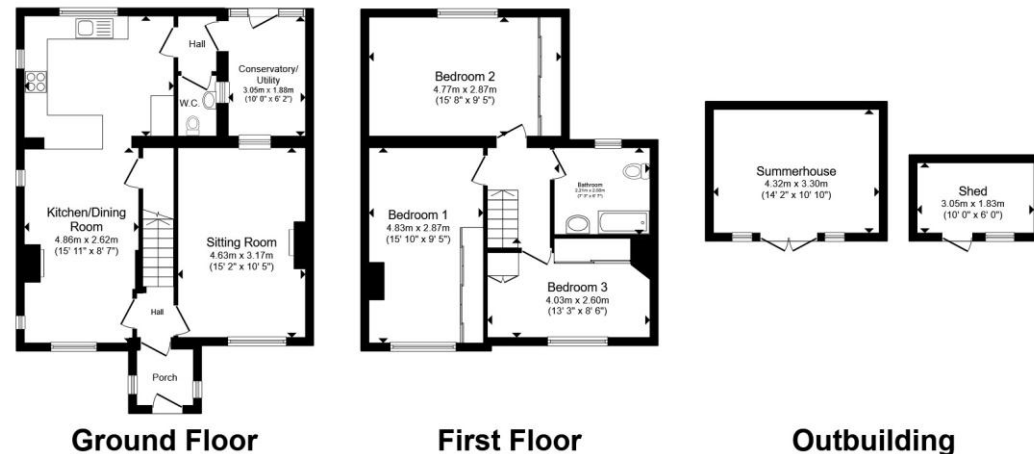
Double glazed window to the rear. Suite comprising enclosed bath with shower over and glass side screen, wash hand basin and WC. Fully tiled. Towel radiator.

Front Garden

Access via a gated block paved driveway providing off road parking for five/six cars. Gated side access, leading to the rear garden.

Rear Garden

An extensive and fully enclosed rear garden, laid mainly to lawn with a good size paved patio area abutting the property, providing an ideal seating/entertaining area to enjoy the summer sunshine and alfresco dining. The garden is bordered with a variety of decorative hedges and trees and has an attractive shingle area with ornamental pond. There is also the added benefits of a summerhouse, garden shed and greenhouse.



Total floor area 134.6 m² (1,449 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

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welcome to

New Cottages High Street, Sparkford, Yeovil

- Semi Detached Family Home
- Three Bedrooms with Built in Wardrobes
- Spacious & Versatile Living Accommodation
- Ample Driveway Parking
- Extensive Enclosed Rear Garden

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEO109080 - 0004

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