



Connells

Boundary Close
Yeovil



Property Description

This beautifully presented and deceptively spacious four-bedroom detached home has been thoughtfully updated to provide versatile accommodation ideally suited to modern family living. The property boasts two generous reception rooms, a stylish kitchen/dining room with direct access to the garden, a useful utility room with cloakroom, and a superb principal bedroom complete with fitted wardrobes and en-suite facilities.

Externally, the home benefits from attractive wrap-around gardens, a private enclosed rear garden and extensive off-road parking for up to five vehicles, including an electric vehicle charging point. A converted former garage provides a fantastic gym or hobby space while retaining valuable storage, making this an exceptionally practical and well-appointed family home.

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.

Entrance Porch

A welcoming entrance porch featuring a double glazed side window and entrance door, providing a practical space to greet guests before entering the main home.

Entrance Hall

A bright and inviting entrance hall with a double glazed front aspect window, radiator, useful understairs storage cupboard and an attractive archway opening into the kitchen/dining room.

Kitchen/Dining Room

A stylish and spacious kitchen/dining room, thoughtfully designed for modern family living and entertaining. The kitchen is fitted with a range of wall and base units with complementary work surfaces over, a breakfast bar, stainless steel sink and drainer, integrated fridge/freezer, electric hob with cooker hood above, and side-by-side eye-level Neff oven and microwave. Spotlights enhance the contemporary feel, while a tall radiator provides comfort. A sliding door opens directly onto the rear garden, creating an excellent indoor-outdoor flow, and a door leads through to the utility room.

Utility Room & Cloakroom

A practical utility area offering space and plumbing for a washing machine and tumble dryer. The room also incorporates a convenient cloakroom fitted with a WC, heated towel rail and double glazed front aspect window.

Lounge

A generous dual-aspect reception room enjoying natural light from double glazed windows to both the front and rear elevations. Featuring recessed spotlights, two radiators and access through to the second lounge, this is an ideal space for relaxing with family and friends.

Second Lounge

A versatile and spacious second reception room with dual-aspect double glazed windows to the front and rear, two radiators and spotlights. Double glazed doors provide direct access to the rear garden, making this a perfect family room, playroom or entertaining space.

Landing

A spacious first-floor landing with a double glazed rear aspect window, loft access and a useful shelved over-stairs storage cupboard.

Bedroom One

An impressive principal bedroom enjoying a dual-aspect outlook with double glazed windows to the side and rear. The room benefits from four mirrored fitted wardrobes, two radiators and recessed spotlights, with a door leading to the en-suite shower room.

En-Suite

Well-appointed en-suite comprising a walk-in shower, vanity wash hand basin, WC and heated towel rail. Further features include a double glazed rear aspect window, spotlights and extractor fan.

Bedroom Two

A spacious dual-aspect double bedroom with double glazed windows to the front and rear elevations, allowing for an abundance of natural light. Additional features include two radiators, spotlights and loft access.

Bedroom Three

A well-proportioned bedroom with double glazed front aspect window, radiator and recessed spotlights.

Bedroom Four

A comfortable fourth bedroom featuring a double glazed front aspect window, radiator and spotlights.

Family Bathroom

A modern family bathroom fitted with a bath and shower attachment, vanity unit incorporating wash hand basin and WC, illuminated mirror and heated towel rail. Complemented by tiled splashbacks, spotlights, extractor fan and a double glazed rear aspect window.

Outside

Front

A driveway providing off-road parking for two vehicles side-by-side, complete with an electric vehicle charging point.

Front Garden

Attractively presented wrap-around front and side gardens, predominantly laid to low-maintenance artificial lawn and enclosed by a combination of fencing and walling, with gated access.

Rear Garden

A private and enclosed rear garden featuring a patio seating area, hot tub (which will be remaining), outside tap and external power sockets. Enclosed by brick walling and fencing, the garden also benefits from direct access to the converted garage/gym, creating a versatile space for both relaxation and recreation.

Former Garage / Gym

The former garage has been thoughtfully converted to create a dedicated gym and fitness space, complete with power, lighting and a double glazed rear window. The front section retains the original garage doors, providing excellent storage for bicycles and outdoor equipment. There is also space for an American-style fridge/freezer if desired. In addition, the area in front of the garage offers parking for up to three vehicles.

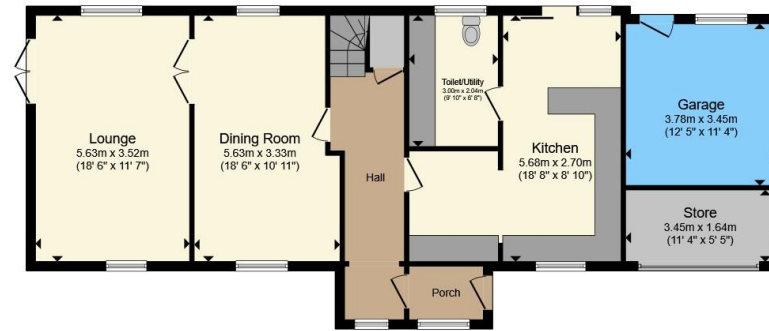
Parking

The property benefits from generous off-road parking, with space for two vehicles on the main driveway and a further three vehicles positioned in front of the former garage.

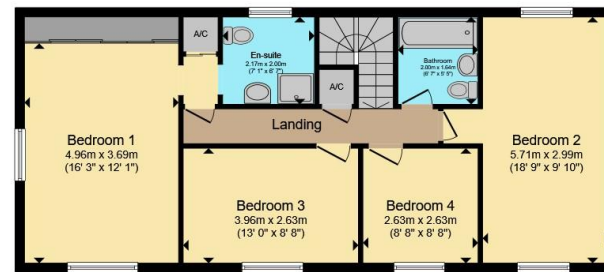








Ground Floor



First Floor

Total floor area 174.0 m² (1,873 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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EPC Rating: Awaited
Council Tax Band: D

Tenure: Freehold

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