

Towers Wills

Town & Country

£400,000



9 Southfield Drive, Yeovil, Somerset, BA21 3FJ

Towers Wills welcome to the market this fine family home situated in the sought after BRISMORE DEVELOPMENT. Built in 2016 by Wyatt Homes the property is finished to an exceptionally HIGH SPECIFICATION throughout. Viewing is strongly advised to fully appreciate this beautiful home. Briefly comprising: Hallway, cloak W.C, living room with wood burner, high quality kitchen / diner, FIVE DOUBLE BEDROOMS, en-suite to master bedroom, family bathroom and additional shower room, driveway & garage. SOUTH FACING GARDEN (Approx. 55ft) enjoying a good degree of privacy.

Key Features

- FIVE DOUBLE BEDROOMS
- Brismore development
- THREE BATHROOMS
- Wyatt Homes high specification home`
- SOUTH FACING PRIVATE ASPECT REAR GARDEN (55FT)
- Kitchen / Diner

Hallway:

Door to the front, under stairs storage cupboard, radiator.

Cloak W.C:

Comprising W.C, wash hand basin, tiled floor, radiator.

Living room: 22'2 x 13 (6.78m x 3.96m)

A spacious dual aspect family living area with attractive wood burning stove and stone surround making a pleasant feature to the room, window to the front, patio doors to the rear garden, two radiators.

Kitchen / Diner: 22'2 x 12 (6.78m x 3.65m)

"The heart of the home" and perfect area for entertaining with family and friends. A quality fitted kitchen comprises of a range of wall, base and drawer units, quartz worksurfacing and upstand, under mounted sink/ drainer. Smeg double electric oven and combination microwave, induction hob with cooker hood over, integrated fridge/ freezer, integrated dishwasher, tiled floor, window to the front. Open plan to the dining area with continuation of tiled flooring, patio doors to the rear garden, radiator, door to the utility room.

Utility room: 6'8 x 6 (2.33m x 1.83m)

Comprising of wall and base units, work surfacing with stainless steel sink/ drainer, plumbing for washing machine, space for tumble dryer, tiled floor, door to the rear.

First floor landing:

Stairs from the hallway, window to the front radiator.

Master bedroom: 15'7 x 10'9 (4.75m x 3.28m)

Window to the front, built in wardrobe, fitted wardrobes, radiator.

En-suite:

A luxurious suite comprising of double shower cubicle, washhand basin with vanity unit under, W.C, tiled floor, tiled walls, window to the rear.

Bedroom two: 12 x 11'4 (3.88m x 3.45m)

Window to the rear, radiator.

Bedroom three: 12 x 10'8 (3.96m x 3.26m)

Window to the front, radiator.

Bathroom:

A luxurious modern suite comprising bath, separate double shower cubicle, W.C, wash hand basin with vanity unit under, fully tiled floor, tiled walls, window to the rear, radiator.

Second floor landing:

Radiator.

Bedroom four: 14'4 x 11'9 (4.37m x 3.58m)

Window to the front, built in wardrobe, velux window to the rear, radiator.

Bedroom five: 14'4 x 11'8 (4.37m x 3.51m)

Window to the front, built in wardrobe, velux window to the rear, radiator.



Shower room:

A well presented modern suite comprising shower cubicle, wash hand basin, W.C, radiator, tiled floor, wall tiling.

Outside:

To the side of the property is a driveway providing off road parking.

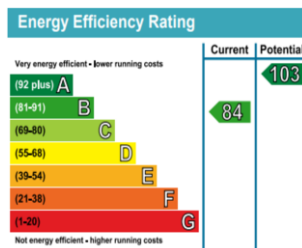
Garage: 15'3 x 9'9 (4.67m x 2.87m)

A large single garage with up and over door, power and light.

Rear garden:

One of the larger gardens on the development (Approx. 55 ft.) with a good degree of privacy and sunny South aspect. Majority laid to lawn with patio area. Enclosed with gated side access.

Energy Efficiency and Environmental Impact



Floorplan

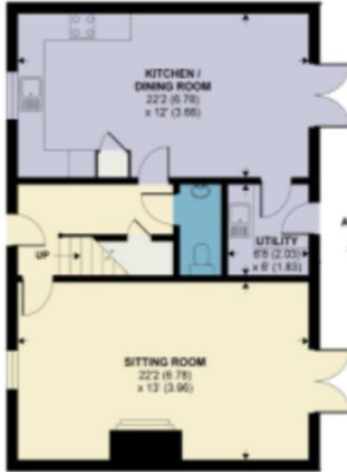
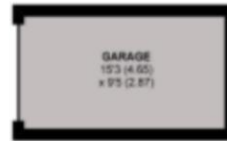
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Approximate Area = 1908 sq ft / 177.2 sq m (includes garage)

Limited Use Area(s) = 143 sq ft / 13.2 sq m

Total = 2051 sq ft / 190.5 sq m

For identification only - Not to scale



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