

Towers Wills

Town & Country

£200,000



11 Birchfield Road, Yeovil, Somerset, BA21 5RL

Towers Wills welcome to the market this spacious family home. Situated in a popular residential location within walking distance of local schools, shops & amenities. Beautifully presented throughout briefly comprising: Hallway, Living room, Kitchen / Diner, Utility room / Workshop, Four bedrooms, bathroom, driveway and rear garden.

Key Features

- VIDEO TOUR AVAILABLE
- Four bedrooms
- Spacious family home
- Kitchen / Diner
- Walking distance of local schools, shops, park & amenities
- Beautifully presented throughout

ENTRANCE HALLWAY

Door to the front, telephone point, radiator, understairs storage cupboard, stairs rising to first floor.

LIVING ROOM 13'11" x 12'2" (4.24m x 3.7m). Double glazed window to front. Television point, radiator.

KITCHEN DINING ROOM 20'5" x 10' (6.22m x 3.05m). Double glazed window to rear and patio sliding door to rear garden. A modern fitted kitchen comprising of a range of wall and base mounted storage units set under work surfacign with inset one and a half bowl stainless steel sink unit and tiled splashback. Integrated oven and hob with hood over, space for fridge and dishwasher, understairs storage cupboard, wall mounted gas fire combination boiler servicing both domestic hot water and heating, tiled flooring door to Utility room and open plan to

DINING AREA Double glazed patio doors to rear, radiator.

UTILITY ROOM 5'8" x 6' (1.73m x 1.83m). Space for fridge freezer, washing machine and tumble dryer, door leading to rear garden and door to

WORKSHOP 9'1" x 5'3" (2.77m x 1.6m). Window to side, power and lighting.

FIRST FLOOR LANDING

Airing cupboard.

BEDROOM ONE 16'2" x 8'11" (4.93m x 2.72m). Double glazed window to rear, storage cupboard, telephone point.

BEDROOM TWO 14'2" x 8' (4.32m x 2.44m). Double glazed window to front, built-in wardrobes, TV aerial point, radiator.

BEDROOM THREE 8'1" (2.46m) x 6'6" (1.99m) maximum 4'8" (1.41m) x 3'3" (1m) minimum L shaped room. Double glazed window to front, storage alcove, radiator.

BATH ROOM

A well presented modern white suite comprising of bath with shower over, wash hand basin window to the rear, fully tiled. Separate W.C with window to the rear.

BEDROOM FOUR 23'9" (7.23m) x 5'6" (1.68m) (restrictive head height excluding chimney stack).

Stairs rise to Bedroom Four. Double aspect room with velux windows to front and rear, eaves storage, mains smoke alarm, radiator.

OUTSIDE

PARKING The front garden has been laid to hardstanding to provide parking for at least 2 cars and archway leading to rear garden.

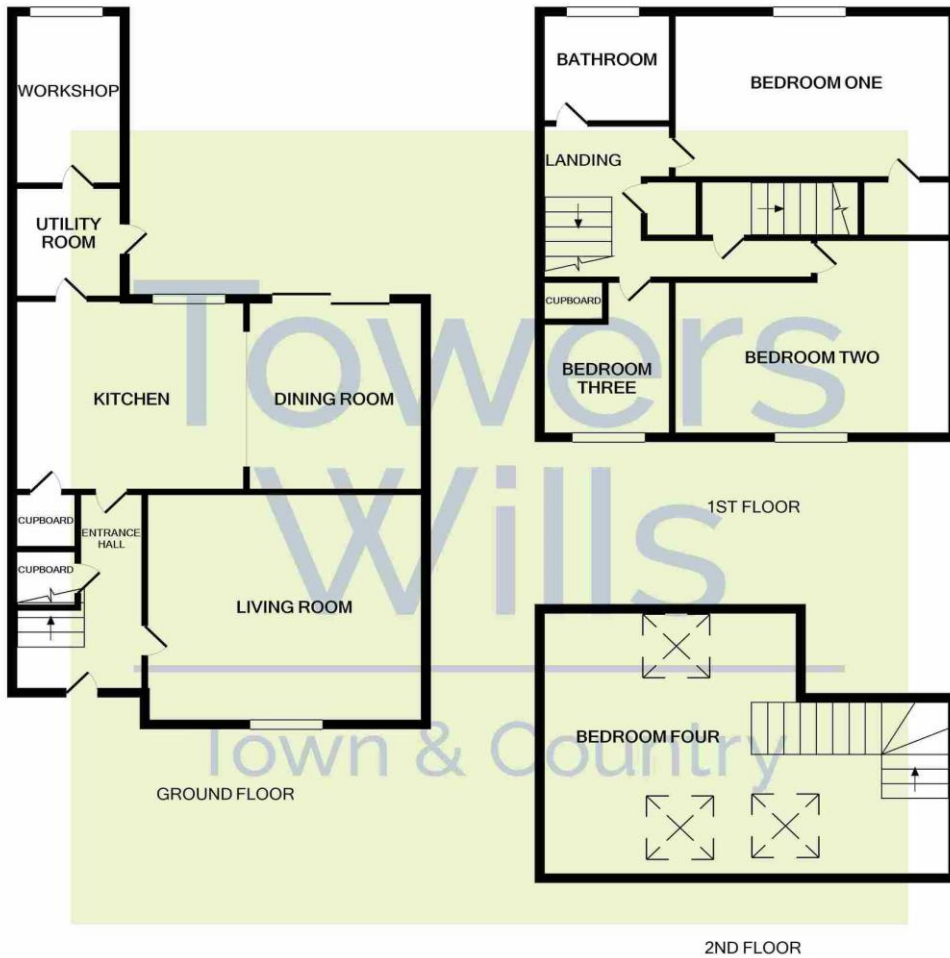
REAR GARDEN

The rear garden has been predominately laid to lawn with patio seating area and interspersed with mature shrubs and attractive planting, outside light and tap, timber shed, enclosed by timber fencing.



Floor Plan

Energy Efficiency and
Environmental Impact
Pending



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Towers Wills

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