

Towers Wills

Town & Country

Guide

£445,000



23 Hillgrove Avenue, Yeovil, Somerset, BA20 2LP

Towers Wills welcome to the market this beautifully presented four bedroom, three reception, spacious character home situated in one of the most sought after locations on the fringe of Yeovil with countryside walks just moments away at Aldon and Nine Springs Country Park. The accommodation briefly comprises: reception hallway, cloak w.c, living room, dining room, garden room, kitchen/breakfast room, utility room, four bedrooms, bathroom, front and rear gardens and driveway.

Key Features

- Video tour available
- Four bedrooms
- Three reception rooms
- Character home
- Highly sought after location
- Spacious family home

Reception Hallway

A spacious reception area with doors to both the front and rear, window to the front, under stairs storage cupboard and radiator.

Cloak W.C

Comprising W.C, wash hand basin, window to the rear and tiled floor.

Living Room

A spacious family living area with character features including exposed ceiling beams, open fireplace with brick surround, two radiators, window to the rear, sliding patio doors to the sun terrace which benefits from a southerly aspect with pleasant outlook onto the garden and sliding patio doors opening out onto the patio area.

Dining Room

Perfect for entertaining with family and friends; this spacious bay fronted room with window to the front, radiator, Victorian style surround. Agents note - gas fire in this room has been condemned and would need a replacement.

Kitchen/Breakfast Room

A well presented fitted kitchen comprising of a range of wall, base and drawer units, granite work surfacing with under mounted sink, space for fridge/freezer, plate rack, plumbing for dishwasher, airing cupboard housing central heating boiler and hot water cylinder, tiled floor, radiator and two windows to the front.

Utility Room

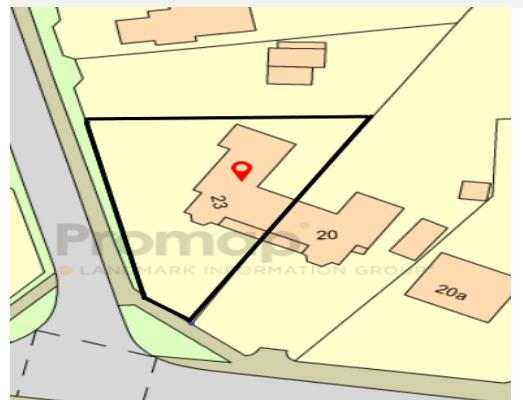
With window to the rear, space for fridge freezer, work surfacing with inset stainless steel sink/drainer, plumbing for washing machine and space for tumble dryer.

Garden Room

A very versatile reception room with pleasant outlook onto the rear garden with windows to both the front and side and double glazed patio doors opening to the rear garden, radiator and laminate flooring.

First Floor Landing

Stairs rise from reception hallway with beautiful original stain glass large feature window to the front with secondary glazing, two radiators and loft access.



Bedroom One

With bay window to the front, radiator and fitted wardrobes.

Bedroom Two

With window to the front, cupboard and radiator.

Bedroom Three

With window to the front, built-in wardrobe and radiator.

Bedroom Four

With window to the rear, built-in cupboard and radiator.

En-suite

Comprising shower cubicle, wash hand basin with vanity units and is fully tiled.

Bathroom

Suite comprising of bath, separate shower cubicle, wash hand basin with vanity unit under, tiled floor, radiator and window to the side.

Separate W.C

Comprising w.c, wash hand basin, window to the rear and tiled floor.

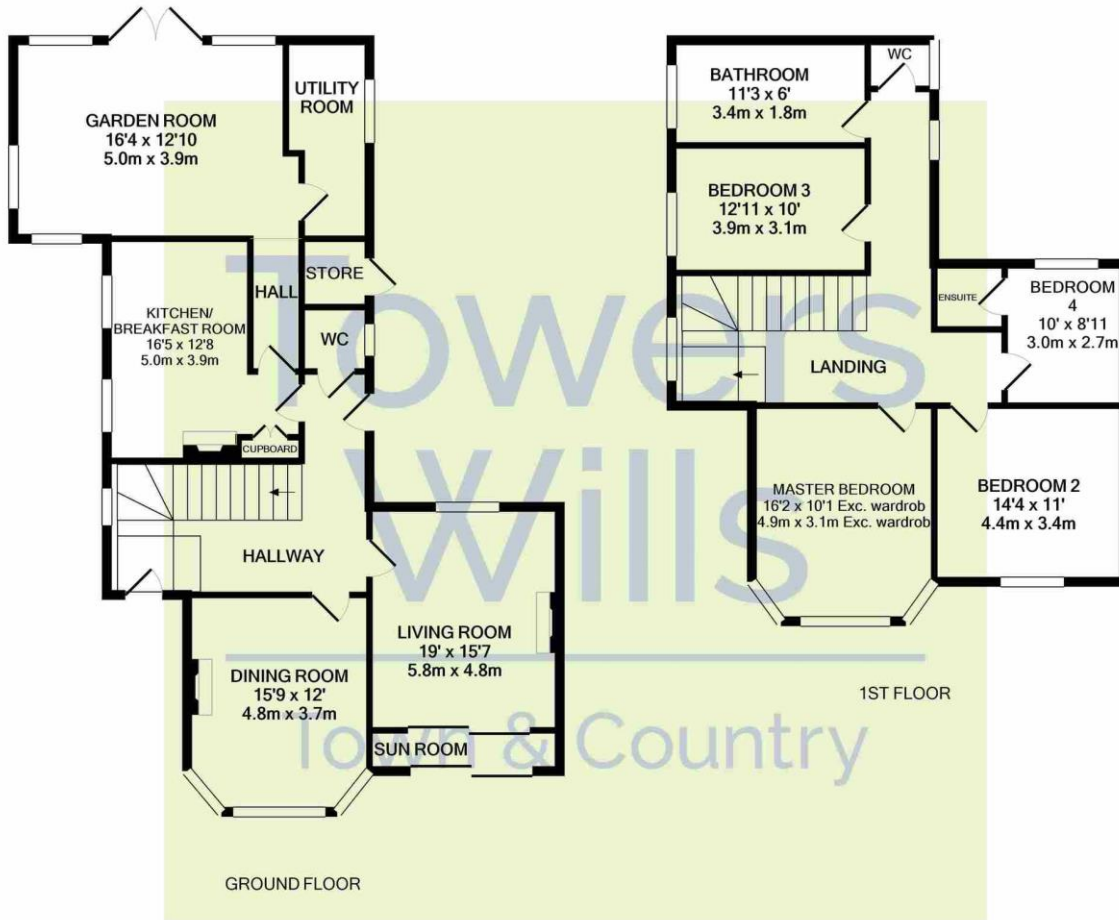
Outside

To the front of the property the garden has been majority laid to lawn with well stocked borders, stocked with a variety of mature plants, trees and shrubs. The garden benefits from a south facing aspect.

To the rear of the property the garden has been laid to lawn with patio area and has gated access.

Driveway

A driveway providing ample off road parking.



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