

Towers Wills

Town & Country

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7, Champion Drive, Yeovil, Somerset BA22 8QS

Guide Price **£475,000**

Towers Wills welcome to the market this stunning four bedroom family home situated in a highly desirable location. The property has been modernised to an exceptional standard throughout where internal is strongly advised to fully appreciate this beautiful home. The accommodation briefly comprises; reception hallway, cloak w.c, study, living room, feature open plan kitchen diner, four double bedrooms, en-suite, refitted family bathroom, landscaped rear garden, large driveway providing ample off parking and double garage.

Reception Hallway

With door to the front and radiator.

Cloak W.C

Re-fitted suite comprising wc, wash hand basin with vanity unit under and extractor fan.

Living Room 5.00m x 3.46m

Spacious family living room with two windows to the front, two radiators and double doors opening through to the dining room.

Study 3.62m x 2.45m

Window to the front and radiator.

Kitchen Diner 7.92m x 3.00m

One of the true selling features of this home must be this stunning open plan kitchen diner; re-fitted with a highly quality range of wall, base and drawer units, granite work surfacing with under mounted sink, integrated appliances including dishwasher, fridge, freezer, washing machine, double electric oven, induction hob with cookerhood over and being open plan to the dining area.

Dining Area

With radiator and bi-folding doors opening out to the rear garden.

Utility Cupboard

Housing integral washing machine and boiler for domestic heating.

First Floor Landing

Stairs from reception hallway, loft access.

Master Bedroom 4.26m x 3.62m

Three windows to the front, two double built-in wardrobes, storage cupboard, radiator and door to en-suite.

En-suite 2.48m x 1.64m

Re-fitted suite comprising of shower cubicle, wash hand basin with vanity unit under, wc, part tiled and heated towel rail.

Bedroom Two 3.78m x 3.00m

With window to the rear and radiator.

Bedroom Three 2.75m x 2.43m

Window to the rear and radiator.

Bedroom Four 2.75m x 2.31m

Window to the rear and radiator.

Bathroom 2.47m x 2.12m

A luxurious re-fitted bathroom suite comprising of bath with separate shower cubicle, wash hand basin, wc, heated towel rail and window to the side.

Outside

Key Features

- Stunning family home
- Re-fitted kitchen / Diner with bi-folding doors
- Four bedrooms
- Re-fitted bathroom & En-suite
- Sought after location

Contact Us

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

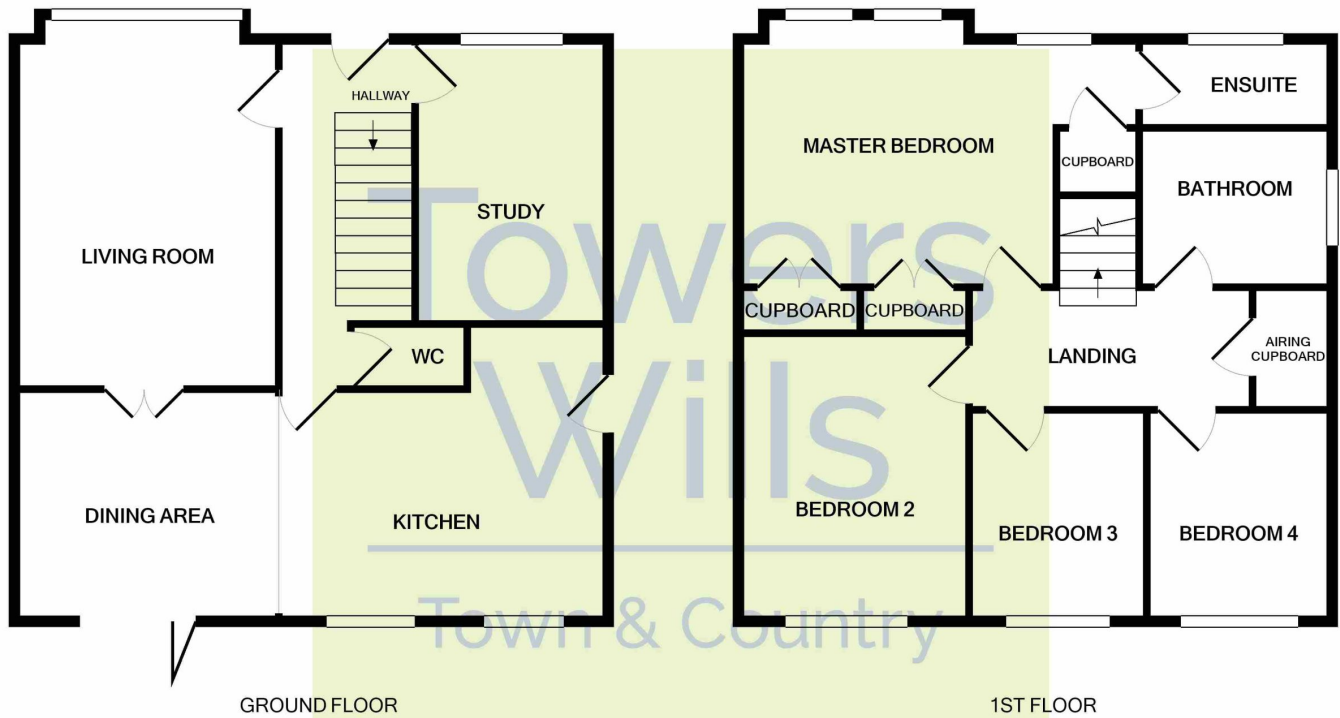
To the rear of the property is a landscaped garden, enclosed with gated side access, patio area, area laid to lawn and benefits from a good degree of privacy. To the front of the property is a large driveway providing off road parking for several vehicles which could be ideal for storage of motorhome etc.

Detached Double Garage

With two 'up and over' doors, power, light and storage to the eaves.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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