

# Towers Wills

Town & Country

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**36, McCreery Road, Sherborne, Dorset DT9 4DZ**

**Offers Over £300,000**

Towers Wills welcome to the market this spacious three bedroom family home situated in a popular residential location, within easy reach of local schools and amenities and briefly comprises: reception hallway, living room, dining room, kitchen/breakfast room, three bedrooms, bathroom, large rear garden, driveway and garage.

## Reception Hallway

With door to the front, window to the side, under stairs storage cupboard and radiator.

## Living Room

A spacious bay fronted family living area with bay window to the front, radiator, large archway through to the dining room.

## Dining Room

With gas fire, double doors opening out to the rear garden and radiator.

## Kitchen/Breakfast Room

Comprising of a range of wall, base and drawer units, work surfacing with inset sink/drainers, space for fridge and freezer, plumbing for washing machine, gas cooker point with cookerhood over, windows to both front and two windows to the rear and door opening out to the rear garden.

## Cloak W.C

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

## First Floor Landing

Stairs from reception hallway and window to the side.

## Bedroom One

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

## Bedroom Two

With window to the rear, radiator and stairs to the loft.

## Bedroom Three

With window to the front, radiator and over stairs storage recess.

## Loft Room

With stairs from bedroom two, a useful storage area with velux skylights.

## Bathroom

A well presented suite comprising of bath with shower over, wash hand basin, W.C, window to the rear, radiator, part tiled.

## Outside

To the front of the property is a driveway providing ample off road parking and side access to the rear garden.

## Rear Garden

Being one of the property's true selling features; a large rear garden being majority laid to lawn, stocked with a variety of mature trees, plants and shrubs.

## Driveway

Providing ample off road parking.

## Detached Garage

With up and over door.

## Key Features

- Three bedrooms
- Beautifully presented throughout
- Spacious family home
- Large rear garden
- Walking distance of local shops & schools

## Contact Us

### Towers Wills Estate Agents - Yeovil

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## Energy Efficiency

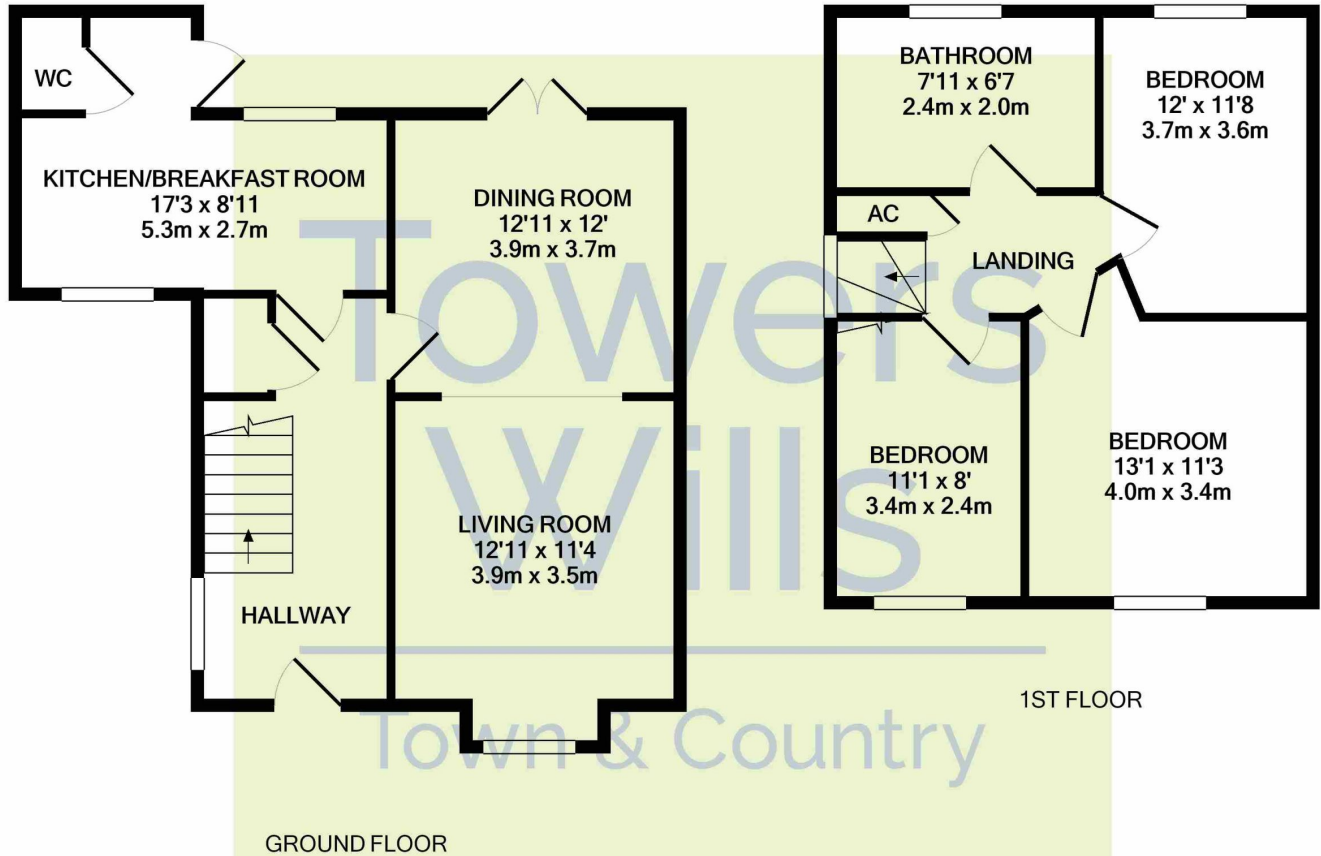
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55   D	76   C
39-54	E		
21-38	F		
1-20	G		







# 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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**Towers Wills**

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