

# Towers Wills

Town & Country

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**157, Goldcroft, Yeovil, Somerset BA21 4DB**

**Offers Over £350,000**

Towers Wills welcome to the market this extended, three bedroom detached family home, with an exceptionally large rear garden and briefly comprising; porch, reception hallway, living room, kitchen/diner, sun room, utility room/cloakroom w.c, three bedrooms, bathroom, rear garden well in excess of 100ft, driveway, garage and outbuildings.

## Porch

With double glazed door to the front.

## Reception Hallway

With double glazed door to the front, under stairs storage cupboard and radiator.

## Living Room

A spacious bay fronted family living room with window to the front and radiator.

## Kitchen/Diner

### Kitchen Area

Comprising of a range of wall, base and drawer units, granite effect work surfacing with inset sink/drain, space for Range cooker with cookerhood over, integrated slimline dishwasher, tiled floor, window to the side.

### Dining Area

Being open plan to the kitchen area; perfect area for entertaining with family and friends with double doors through to the sun room and space for American style fridge/freezer.

### Sun Room

With a pleasant outlook onto the rear garden, tiled floor and double doors opening out onto the patio area.

### Utility Room/Cloakroom W.C

With wall and base units, work surfacing, bowl wash hand basin, plumbing for washing machine, w.c, tiled floor and window to the rear.

### First Floor Landing

With stairs from reception hallway and double glazed window to the side.

### Bedroom One

With double glazed bay window to the front and radiator.

### Bedroom Two

Double glazed window to the rear and radiator.

### Bedroom Three

Double glazed window to the side, large double built-in airing cupboard and radiator.

### Bathroom

Suite comprising bath with shower over, wash hand basin, w.c, fully tiled, heated towel rail and double glazed window to the front.

### Driveway

A driveway providing ample parking and turning for five/six vehicles.

### Garage

With 'up and over' door, power, light, windows and personal door to the

## Key Features

- Well Presented
- Detached
- In Excess of 100 ft Rear Garden
- Three Bedrooms
- Driveway
- Garage & Outbuildings

## 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		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

garden.

### **Rear Garden**

An exceptionally large garden being in excess of 100ft, with an area laid to lawn, patio area, rockery and summer entertaining area with bar, pergola and barbeque/outside kitchen area. A path and gate lead through to a further area of garden with vegetable patch, greenhouse and potting shed.

### **Agents Note**

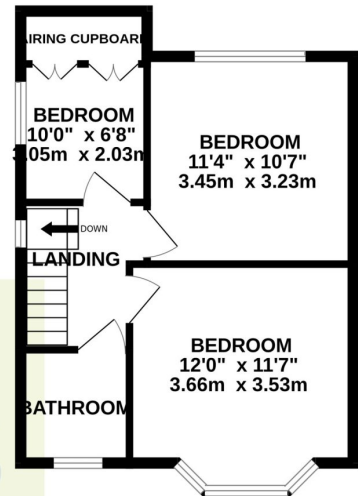
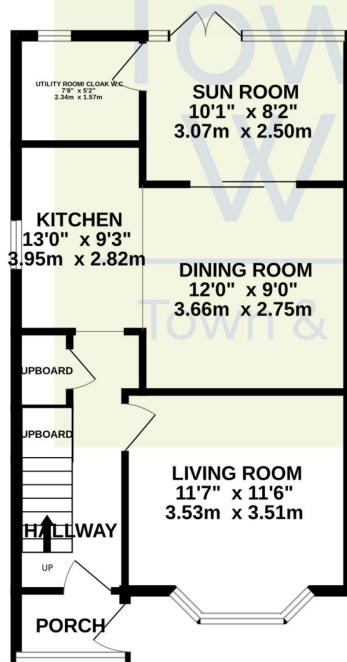
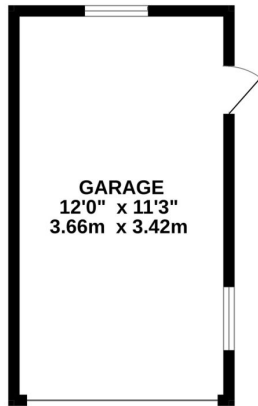
We have been advised by the current vendors that there was a new roof put on the main house around 6 years ago, the sun room had a new rubber membrane (roof) put on in May 2023. The attic is completely boarded out with a light installed.



# Floor Plan

GROUND FLOOR

1ST FLOOR



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