



**Towers
Wills**

Town & Country

21 Southwoods, Yeovil, Somerset, BA20 2QQ

£650,000

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Towers Wills welcome to the market a sensational four bedroom detached family home which offers versatile living accommodation including a one bedroom annexe. Beautifully presented and upgraded by the present owners. Comprising: Porch, hallway, living room, dining room, kitchen/ breakfast room, cloak/ w.c, four bedrooms, x2 en-suites. Garden. Annexe: Hallway, living area, kitchenette, bedroom, en-suite. Garage (With potential for conversion STP). Driveway.

- **Annexe**
- **Spacious four bedroom family home**
- **Flexible living accommodation**
- **X2 En-suites (Plus additional en-suite to annexe)**
- **Beautifully presented throughout**
- **Desirable location**
- **Garage & driveway**





Porch:

Double glazed door to the front.

Hallway:

Door and window to the front, timber floor, radiator.

Living room:

A spacious dual aspect family living area with double glazed window to the front. Patios doors to the rear garden. Recessed living flame gas fire and radiator.

Kitchen/ Breakfast room:

Comprises of a range of modern wall, base and drawer units finished in white gloss, black granite work surfacing with matching upstands, under mounted sink, space for range cooker with glass splashback and cooker hood over, breakfast bar, integrated dishwasher, integrated microwave and plate warmer. Tiled flooring. Space for American style fridge/ freezer. Being open plan to the breakfast area with ample room for table and chairs. Window to the rear, double doors to the rear patio area. A pantry provides useful practical storage and leads to cloak W.C.

Cloak W.C:

Comprising W.C, bowl hand basin with vanity unit under, window to the rear.



Dining Room:

Window to the front, timber flooring and radiator.

Office/ Bedroom 4:

The ground floor bedroom/ office with en-suite and door to the garage offers tremendous potential for further ground floor living accommodation if required. Currently used as an office with a glorious outlook to the garden. Window to the rear. Door to the patio. Radiator. Door to en-suite and door to garage.

En-suite:

A modern white suite comprising shower cubicle, wash hand basin with vanity unit under, W.C, heated towel rail. Window to the rear.

Landing:

Stairs from reception hallway, loft access, window to the rear.

Bedroom one:

A spacious dual aspect master bedroom with windows to both front and rear. Radiator.

En-suite:

Comprising shower cubicle, bowl wash hand basin, W.C, tiling, radiator, window to the rear.



Bedroom two:

Bay window with window seat to the front, built in wardrobe, radiator.

Bedroom three:

Window to the front, radiator.

Bathroom:

A luxurious family bathroom, comprising; bath with shower over, wash hand basin, W.C, tiling, heated towel rail, window to the rear.

ANNEXE

Hallway:

Private entrance double glazed door to the side, door to garage, stairs to first floor. Door to garage.

Living area:

A spacious open plan living area ample room for both sitting area and dining area.

Kitchenette:

Comprising wall, base and drawer units, work surfacing inset sink/ drainer, integrated electric oven, electric hob and cooker hood over, space for under counter fridge.



Bedroom:

Double glazed window to the rear, radiator. Door to en-suite.

En-suite:

A modern white suite comprising shower cubicle, wash hand basin with vanity unit under, W.C, heated towel rail. Window to the rear.

OUTSIDE

Driveway:

To the front a block paved driveway provides off road parking for vehicles. External wall lights to the front of the home.

Garage:

With electric roller up and over door, utility area. Power and light.

Rear garden:

A mature garden to the rear of the property has been beautifully landscaped and is set out in a variety of areas. Abutting the rear of the home is a raised patio area which is an ideal spot for dining in those warmer months. Steps lead down to a lawned area which features a variety of planted borders with a green house. Accessed from the garden is a useful storage room with a WC to the rear.

To the far end of the garden a decked area has been incorporated at which features a covered seating area and large summer house which benefits from light and power offering a fantastic family entertaining space set against the backdrop of Nine Springs Country Park.



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Approximate Area = 1999 sq ft / 186 sq m (includes garage)

Outbuilding = 499 sq ft / 46 sq m

Total = 2498 sq ft / 232 sq m

For identification only - Not to scale



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