

# Towers Wills

Town & Country

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**31, Darwin Drive, Yeovil, Somerset BA21 5GE**

**Offers Over £350,000**

Towers Wills welcome to the market this beautifully presented, four bedroom detached family home. The property is situated in a popular residential location, within walking distance of the primary school and briefly comprises; reception hallway, downstairs w.c, lounge, kitchen/diner, utility room, four bedrooms, master en-suite, family bathroom, driveway, garage and enclosed rear garden.

## Entrance Hall

Double glazed door to the front, cupboard and radiator.

## Kitchen/Diner 6.59m x 3.99m – maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one and half bowl sink drainer, two double glazed windows to the front with fitted shutters, double glazed window to the rear, radiator, integrated double electric oven, integrated five-ring gas hob with extractor over, integrated drinks fridge, integrated dishwasher and integrated fridge freezer.

## Utility Room 2.26m x 1.64m – maximum measurements

With integrated washing machine, space for dryer, gas boiler, extractor fan, radiator and double glazed door leading to the rear garden.

## Downstairs W.C

Comprising wash hand basin, w.c, extractor fan and radiator.

## Lounge 6.80m x 3.14m – maximum measurements

Two double glazed windows to the front with fitted shutters, double glazed French doors to the rear garden and two radiators.

## First Floor Landing

Includes loft hatch, built-in cupboard and radiator.

## Bedroom One 3.85m x 3.02m – maximum measurements

Double glazed window to the rear and radiator.

## En-suite

Comprising shower cubicle, wash hand basin, w.c, double glazed window to the rear, heated towel rail, shaver point and extractor fan.

## Bedroom Two 2.66m plus door recess x 4.67m – maximum measurements

Three double glazed windows to the front with fitted shutters and radiator.

## Bedroom Three 3.24m x 3.53m – maximum measurements

Two double glazed windows to the front with fitted shutters and radiator.

## Bedroom Four 3.28m x 2.23m – maximum measurements

Double glazed window to the rear and radiator.

## Bathroom

Suite comprising bath with shower over, wash hand basin, w.c, double glazed window to the rear, heated towel rail and extractor fan.

## Front Garden

To the front of the property is planted beds with mature shrubs, driveway parking for two vehicles which in turn leads to the garage.

## Garage 5.22m x 2.75m – maximum measurements

With 'up and over' door, power and light.

## Rear Garden

## Key Features

- Detached
- Well Presented Throughout
- Popular Location
- Four Bedrooms
- Master En-suite
- Driveway & Garage
- Rear Garden

## Contact Us

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## Energy Efficiency

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

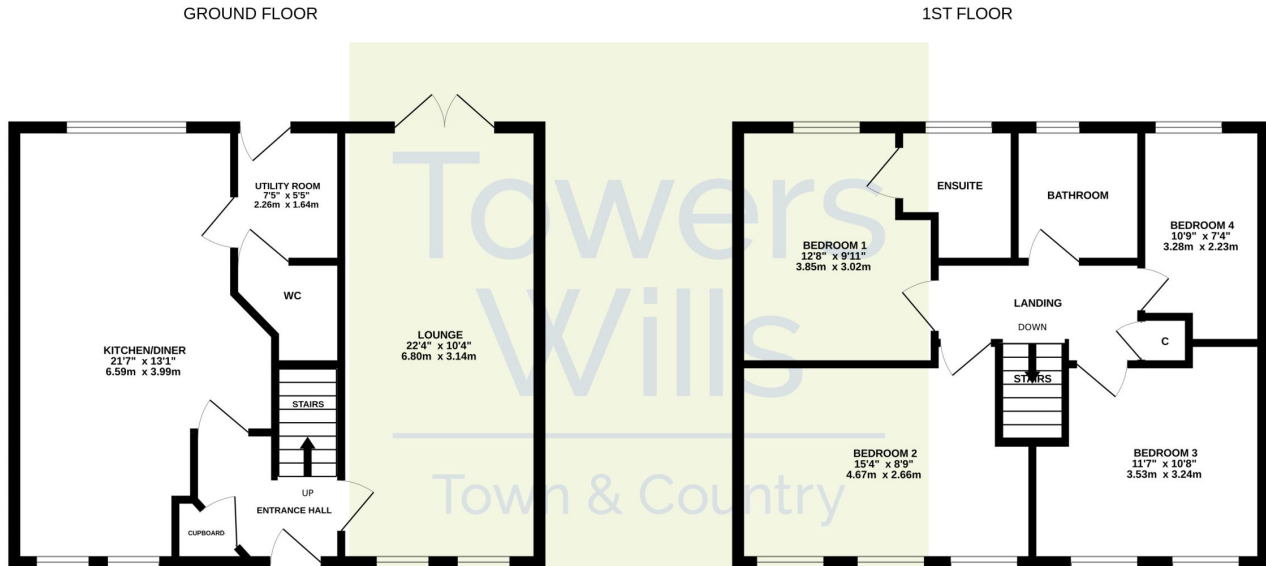
The rear garden is largely laid to lawn with patio area, side gate, outside tap and outside power.

**Agents Note**

The current owner has advised Towers Wills that there is a management fee, payable to Wyndham Park at a total of £114 per annum.



# Floor Plan



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