

# Towers Wills

Town & Country

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**24, Raleigh Road, Yeovil, Somerset BA21 5FG**

**OIEO £375,000**

Towers Wills are pleased to offer to market this executive four-bedroom detached family home, situated in the desirable Wyndham Park Development. The accommodation is presented to a very high standard throughout and briefly comprises; entrance hall, lounge, kitchen/diner, utility area, sunroom, study, downstairs W/C, four double bedrooms including a master bedroom with en-suite, family bedrooms, enclosed rear garden, off road parking and garage.

### Entrance Hall

Double glazed door to front, double glazed window to the front, doors to ground floor accommodation, stairs rising to the first floor and radiator.

### Downstairs Cloakroom

Suite comprising wash hand basin with tiled splashback, low level WC, extractor fan and radiator.

### Study 2.83m x 2.01m

Double glazed window to the front.

### Lounge 4.96m x 3.59m

Double glazed bay window to the front, wooden panel wall feature with under lights, aerial point and radiator.

### Fitted Kitchen 4.73m x 3.07m

A range of modern fitted wall, base and drawer units with work surface over and kick board lighting. One and a half bowl sink and drainer with mixer tap. Integrated induction hob with cooker hood over and glass splashback, Integrated eye level double oven, dishwasher and fridge-freezer. Inset spotlights to the ceiling, double glazed patio doors opening to the garden, door leading to utility room and radiator.

### Utility Room 2.01m x 1.79m

A continued range of modern wall and base units with work surface over, double glazed window to side, plumbing for washing machine and space for tumble dryer.

### Sun Room 2.85m x 2.69m

Double glazed patio doors to the rear opening to the garden, aerial point and glass roof.

### First Floor Landing

Doors leading to first floor accommodation, airing cupboard and access to the loft space.

### Bedroom One 3.64m x 3.58m

Double glazed window to the front, fitted mirror fronted built-in wardrobe, aerial point, radiator and door leading to en-suite.

### En-Suite 1.91m x 1.88m

Comprising a state of the art enclosed shower cubicle with steam room function, wash hand basin, low level WC and wall mounted heated towel rail.

### Bedroom Two 4.17m x 3.23m

Double glazed window to the front, built in over stairs cupboard and radiator.

### Bedroom Three 3.07m x 2.54m

Double glazed window to the rear and radiator.

## Key Features

- Desirable Wyndham Park Development
- Detached
- Four Bedrooms
- Master En-suite
- Enclosed Rear Garden
- Garage & Parking

## Contact Us

### Towers Wills Estate Agents - Yeovil

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## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Bedroom Four** 3.02m x 2.09m

Double glazed window to the rear and radiator.

**Family Bathroom** 1.99m x 1.88m

A modern suite comprising bath with shower over, wash hand basin, low level WC, wall mounted heated towel rail, spotlights and double glazed window to side.

**Garage** 5.23m x 2.59m

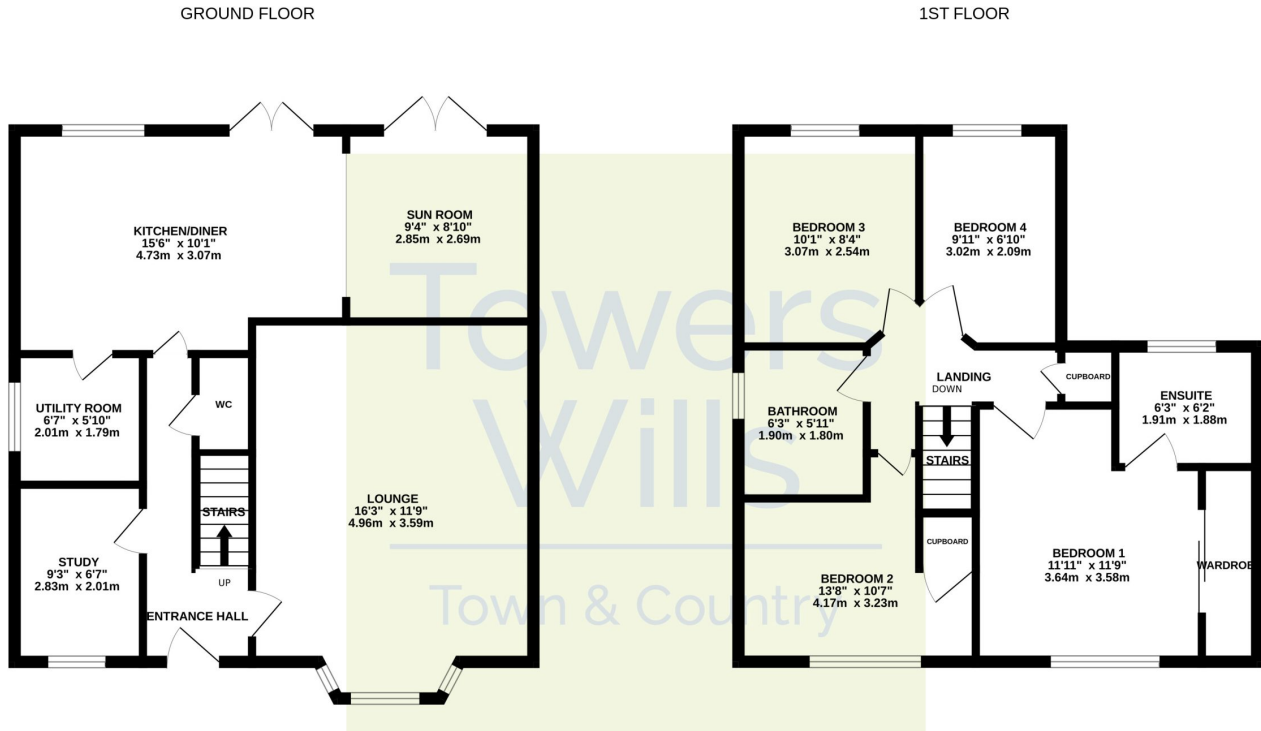
With 'up and over' door to the front, power and light.

**Rear Garden**

The perfect garden to entertain with family and freidns; offering an amazing landscaped rear garden being mainly laid to artificial lawn with multiple seating areas, entertainment space and outside bar. The garden is fully enclosed and offers a fantastic and enjoyable entertaining space.



# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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