



**97, Preston Grove, Yeovil, Somerset BA20 2DB**

**£300,000**

Towers Wills welcome to the market this spacious three bedroom detached family home situated in a desirable location, within easy reach of Leonardo Helicopters. The property has been greatly improved by the existing owners where internal inspection is strongly advised to fully appreciate what the property has to offer. The accommodation briefly comprises: reception hallway, cloak/w.c, living room, dining room, garden room, kitchen, three bedrooms, master en-suite, family bathroom, double garage.

### Reception Hallway

Composite door to the front, tiled floor, radiator and under stairs storage cupboard.

### Cloak W.C

Re-fitted suite comprising w.c, wash hand basin and window to the side.

### Living Room

A particularly spacious living room with window to the front, two radiators and tiled floor.

### Dining Room

Feature fireplace, door to utility room / garage, radiator and being open plan to the garden room.

### Garden Room

With tiled floor and enjoying a particularly pleasant outlook to the rear garden, window to the side and door opening out to the rear garden.

### Kitchen

A quality kitchen comprising of a range of freestanding base units, timber work surfacing, twin bowl sink/drainers, tiled floor, boiler and window to the rear.

### First Floor Landing

Stairs from reception hallway, loft access and window to the side.

### Master Bedroom

With windows to both front and side, radiator and door to en-suite.

### En-suite

Comprising of shower cubicle, wash hand basin with vanity unit, w.c, heated towel rail, extractor fan and tiled floor.

### Bedroom Two

With windows to the side, radiator, Art Deco style wash hand basin with vanity unit. Airing cupboard housing hot water cylinder.

### Bedroom Three

With window to the rear and radiator.

### Bathroom

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

### Outside

To the front of the property is a driveway providing ample off road parking for several vehicles.

To the rear of the property is an enclosed garden with gated side access; being beautifully landscaped with patio area, area laid to artificial grass, area with water feature, slate borders, outside tap and light.

## Key Features

- VIDEO TOUR AVAILABLE
- Three double bedrooms
- En-suite
- Spacious family home
- Driveway & Double garage
- Cloak W.C

## Contact Us

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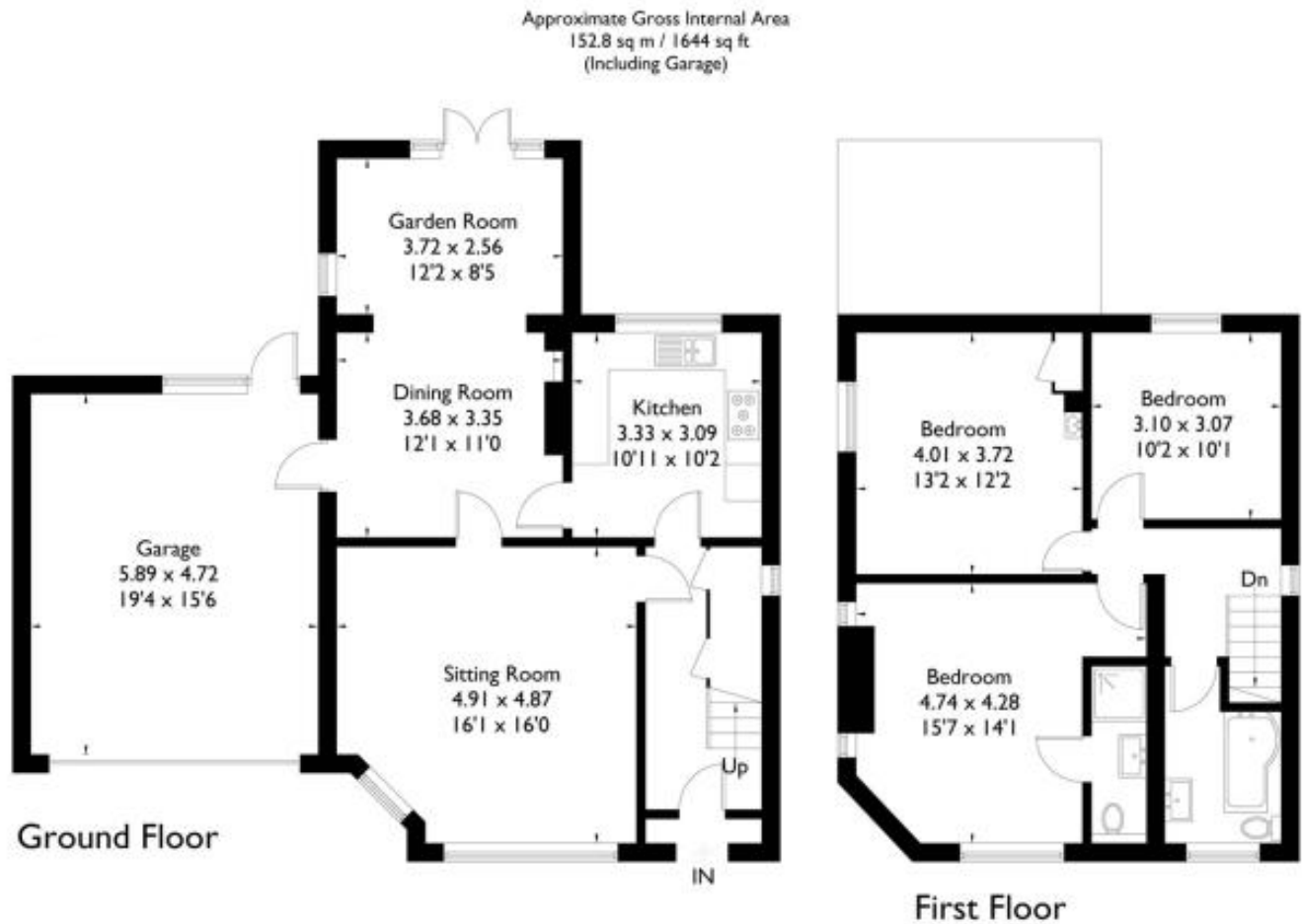
**Double Garage** 5.89m x 4.72m (19'4 x 15'6)

With 'up and over' door. The rear area of the garage being conveniently partitioned to provide a utility area. Utility Area with plumbing for washing machine, space for tumble dryer, window to the rear, power and light.





# Floor Plan



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**Towers Wills**

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