

Towers Wills

Town & Country

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51, Shrewsbury Rd, Yeovil, Somerset BA21 3UY

OIEO **£475,000**

Towers Wills welcome to the market this superbly presented four bedroom family home which combines elegant interiors, energy efficiency, and modern family living within one of Yeovil's most desirable residential areas. With its private position, extended living spaces, high-quality finishes, and substantial eco-friendly features, viewing is essential to fully appreciate all this home has to offer.

Accommodation:

Entrance & Hallway

The property is approached via an attractive oak storm porch, opening into a welcoming reception hallway. This generous space provides access to the principal ground floor rooms and features stairs rising to the first floor.

Living Room

A particularly spacious dual-aspect family living room enjoys excellent natural light and features a gas fireplace as the focal point. Glazed internal doors connect seamlessly through to the extended family/dining room, creating a superb flow of space.

Family/Dining Room Extension

The heart of the home is the impressive extension, designed with entertaining and modern family living in mind. Flooded with natural light from three skylights, this versatile room features large sliding doors opening onto the rear garden, creating a seamless indoor-outdoor connection.

Kitchen

The kitchen has been beautifully refitted to a high specification, offering a superb range of wall, base, and drawer units with timber work surfaces, twin Belfast sink, and a large central island with storage beneath. Glazed display cabinets and rear garden outlook complete the space.

A highly practical kitchenette/utility room sits adjacent, providing additional work surfaces, storage, and plumbing for appliances, with a convenient side entrance to the driveway.

Study & Cloakroom

A dedicated study provides the ideal home office, while a modern cloakroom/WC completes the ground floor.

First Floor

Bedrooms

The first floor offers four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a luxuriously refitted en-suite shower room. The en-suite features twin wash hand basins with vanity storage, WC, and shower cubicle with splash panelling.

Three further generous sized bedrooms (Bedroom four currently used as a dressing room).

Family Bathroom

The luxurious modern family bathroom comprises of a panelled bath, separate shower cubicle, WC, wash hand basin, and window to the rear.

Outside:

Key Features

- Extended
- Abbey Manor Park
- Four Bedrooms
- En-suite
- Feature family Room/ Dining Room
- Study
- Double garage
- Spacious living room
- Re-fitted quality kitchen
- Show home condition throughout

Contact Us

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Energy Efficiency

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

The property is approached via a driveway with parking for up to four vehicles, leading to a detached double garage with twin up-and-over doors and personal door to the garden.

The rear garden enjoys a sunny westerly aspect and has been landscaped for low-maintenance with attractive Indian sandstone paving, offering the perfect setting for outdoor dining and relaxation.

Summary

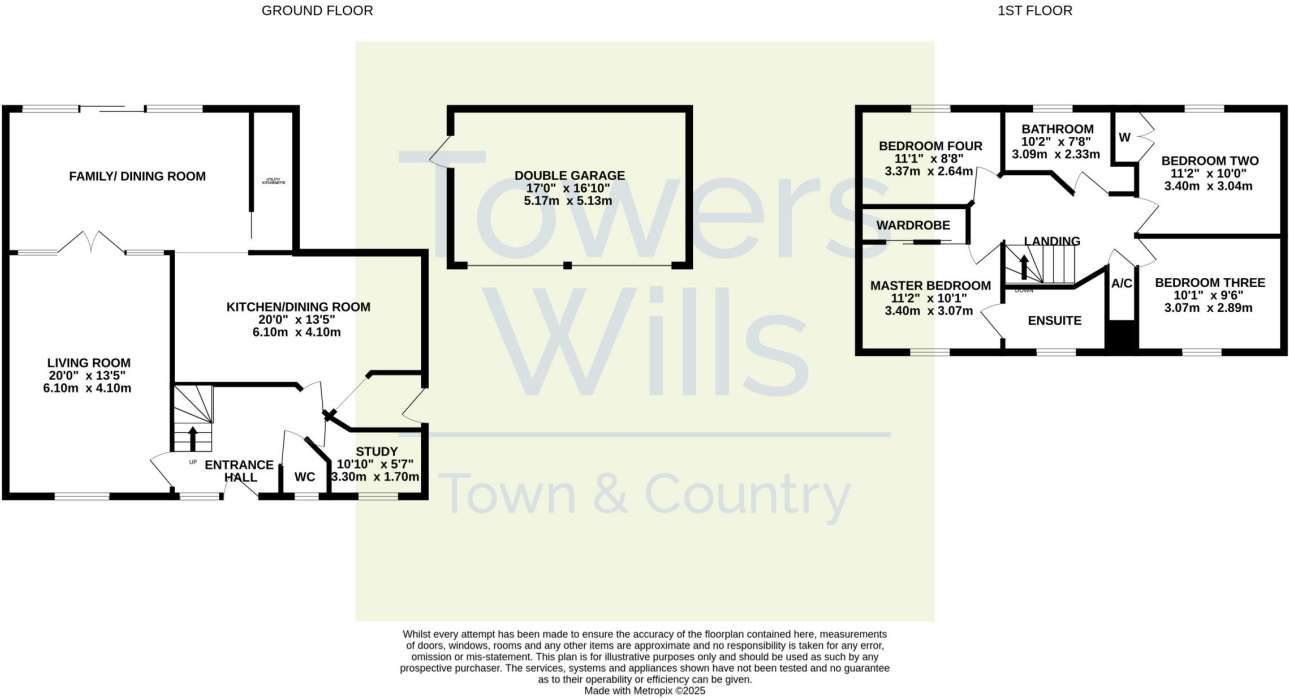
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Agents note:

- Hive-controlled central heating system
- Worcester Bosch A-rated boiler & hot water tank (installed 2021, serviced annually)
- 24/7 monitored alarm system with app/key fob control
- 24 solar panels (7.8kW system) with 11.4kWh battery storage (installed Aug 2022, 12-year warranty)
- Exceptionally low utility bills (approx. £500 for gas/electric in 2024)



Floor Plan



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