



Kynaston, Wraxhill Road, YEOVIL, BA20 2JZ

welcome to

Kynaston. Wraxhill Road, YEOVIL

Immaculately presented four-bedroom detached family home in a sought after Yeovil location. Offering spacious & versatile accommodation with a study, sun room, en-suite master bedroom & superb natural light throughout. Complete with garage, ample parking & a generous enclosed garden with summerhouse



Entrance

Double glazed door to the front, with storm porch over, opening into:

Entrance Hall

A lovely open and welcoming entrance with stairs rising to the first floor. Understairs storage cupboard. Radiator.

Downstairs Cloakroom

Double glazed window to the side. Suite comprising wash hand basin with tiled splashback and WC. Radiator.

Study

12' 8" x 8' (3.86m x 2.44m)

Double glazed window to the front. A perfect multi purpose room, ideal for home working, hobbies, playroom or downstairs bedroom. Radiator.

Lounge

14' 2" x 12' 10" (4.32m x 3.91m)

Sliding doors to the rear opening into the sun room. Feature fireplace. Wall light points. Radiator.

Sun Room

20' 1" x 13' 5" (6.12m x 4.09m)

A lovely light and spacious family room with double glazed windows to the rear and sides, overlooking the garden. Two sky light windows. Ample space for dining table and chairs, perfect for family dining or entertaining. Inset spotlights to the ceiling. Two radiators. Double glazed French doors to the rear and a further double glazed door to the side. Opening into:

Fitted Kitchen/ Diner

12' 9" x 8' 10" (3.89m x 2.69m)

A range of fitted wall, base and drawer units with granite work surface over and complementary tiled surround. Inset one and a half bowl sink with mixer tap. Space for free standing Range style cooker with cooker hood over. Plumbing for dishwasher. Space for fridge/freezer. Breakfast bar. Radiator. Door opening into:

Utility Room

8' 10" x 5' (2.69m x 1.52m)

Double glazed window to the side. A range of fitted wall and base units with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer with mixer tap. Plumbing for washing machine and tumble dryer. Radiator. Door opening to the garage. Double glazed door to the side, opening to the garden.

First Floor Landing

Access to the loft space. Airing cupboard.

Bedroom One

13' 9" x 10' 3" (4.19m x 3.12m)

Double glazed window to the rear, overlooking the garden. A range of fitted wardrobes. Space for free standing furniture. Radiator. Door opening into:

En Suite

Suite comprising enclosed walk in shower cubicle, wash hand basin inset to vanity unit with storage below and WC. Fully tiled. Inset spotlights to the ceiling. Extractor fan. Chrome towel radiator.

Bedroom Two

11' 3" x 8' 11" (3.43m x 2.72m)

Double glazed window to the front. Built in wardrobe. Space for free standing furniture. Radiator.

Bedroom Three

12' 11" x 9' 4" (3.94m x 2.84m)

Double glazed window to the rear, overlooking the garden. Built in wardrobe. Space for free standing furniture. Radiator.

Bedroom Four

11' 2" x 7' 5" (3.40m x 2.26m)

Double glazed window to the front. Built in wardrobe. Space for free standing furniture. Radiator.

Family Bathroom

Double glazed window to the side. Suite comprising free standing bath with mixer tap and shower attachment, walk in shower cubicle, wash hand basin and WC. Fully tiled. Underfloor heating. Inset spotlights to the ceiling. Extractor fan. Chrome towel radiator.

Garage

15' 8" x 8' 9" (4.78m x 2.67m)

Electric door to the front with power and light. Door to the rear, opening into the utility room.

Front Garden

Access via a block paved driveway, leading to the garage and providing ample off road parking. Gated side access, leading to the rear garden.

Rear Garden

A fully enclosed and private rear garden, laid mainly to lawn with a good size paved patio area, perfect for alfresco dining and entertaining. The garden offers an array of decorative plant and hedge borders. To the foot of the garden is a raised decking, providing an ideal seating area to enjoy the summer sunshine. There is also a summerhouse with power and lighting.



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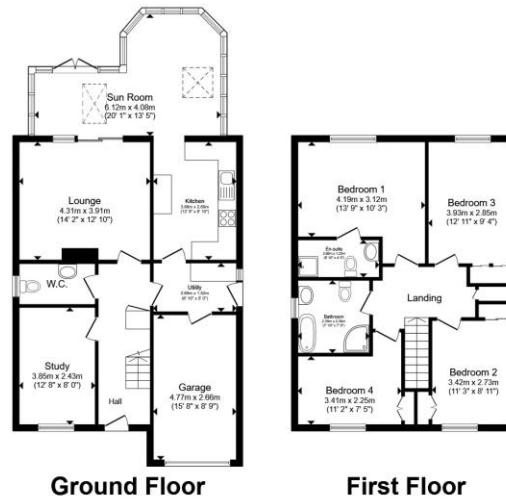
Kynaston, Wraxhill Road, YEOVIL

- Four Bedroom Detached Family Home
- Four Bedrooms with En Suite to Master
- Immaculate Decorative Order
- Spacious & Versatile Accommodation
- Garage & Driveway Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over
£475,000



Total floor area 155.2 m² (1,671 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
YEO109110 - 0006

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