


# 24, Akeman Close

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, Yeovil, Somerset BA21 3QS

Yeovil town centre 2 miles. A303 4.5 miles

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A spacious and well presented four bedroom detached family home, set within a cul-de-sac position with this popular residential area, close to local amenities, along with Primary and secondary schools. EPC Band C

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- Spacious Modern Family Home
- Situated in a Cul-de-sac location
- Four spacious bedrooms
- Principle bedroom with En suite
- Conservatory
- Garage and driveway parking
- Private Enclosed Garden
- Freehold
- Council Tax Band E
- OFFERS INVITED

## Offers Invited £350,000

**SITUATION**

This delightful four bedroom family home is situated at the end of a popular residential area on the western outskirts of the town. The town centre is within 2 miles where an excellent range of shopping, recreational and scholastic facilities can be found, together with a mainline rail link to Exeter and London Waterloo.

**DESCRIPTION**

24 Akeman Close comprises a four bedroom detached house, constructed principally of brick exterior elevations and contained beneath a tiled roof. The property is currently vacant and is offered with no onward chain. The property benefits from uPVC double glazed windows and doors throughout, together with gas fired central heating. There is a spacious lounge and dining room with adjoining conservatory, along with a kitchen, utility and cloakroom all on the ground floor. On the first floor four bedrooms, one with an en suite shower room together with a family bathroom.

Outside there is parking for 4-5 vehicles on the drive, together with an integral garage. To the rear of the property is an enclosed garden with large sun terrace and step leading to a raised lawn, along with a useful garden shed.







## ACCOMMODATION

The property is entered through a double-glazed front door into a welcoming entrance hall with stairs rising to the first floor and a door leading into the lounge. The lounge is a bright and airy room featuring a double-glazed box window to the front and a gas living flam fireplace, with an open aspect through to the dining room. The dining room offers space for a table and chairs, with French doors opening into the conservatory, and also provides an ideal space for home working or use as a playroom. The brick plinth conservatory enjoys double-glazed windows to the rear and side along with french doors to the garden..

The fitted kitchen includes a range of wall, base and drawer units with work surfaces and tiled surrounds. It features a one-and-a-half bowl sink with mixer tap, integrated gas hob with cooker hood, and an electric oven. There is plumbing for a dishwasher, space for a fridge/freezer, and room for a breakfast table. From here, a door leads into the utility room, which provides additional work surface space, plumbing for a washing machine, and a rear door opening to the garden. A downstairs cloakroom completes the ground floor, fitted with a wash hand basin and WC.

Upstairs, the first-floor landing gives access to the loft and leads to four bedrooms. The main bedroom includes built-in wardrobes, a further storage cupboard, and an en-suite comprising a shower cubicle, vanity-style wash hand basin, and WC. The second bedroom offers generous space for freestanding furniture, while the third and fourth bedrooms enjoy views over the rear garden. The family bathroom is fitted with a bath and shower over, wash hand basin, WC, extractor fan, and towel radiator.

## OUTSIDE

The property benefits from a garage fitted with an electric up-and-over door to the front, along with power and lighting. At the front, a spacious tarmac driveway provides ample off-road parking and leads directly to the garage, with gated side access guiding you through to the rear garden.

The rear garden is fully enclosed and includes a paved patio area directly adjoining the property, creating an ideal space for outdoor seating, entertaining, and alfresco dining in the summer months. From the patio, steps rise to a lawned area featuring decorative planted borders and a useful garden shed. The garden is further enhanced by an outside tap and lighting.

## SERVICES

All mains services are connected
Gas fired central heating
Flood Risk Status : Very low risk (Environment agency)
Broadband : Standard, Superfast, Ultrafast and Gigabit (Ofcom)
Mobile Coverage : EE, Three, O2 and Vodafone (Ofcom)

## VIEWINGS

Strictly by appointment through the vendors selling agent. Stags, Yeovil office, telephone 01935 475000

## DIRECTIONS

What3words///jams.bucks.memory

From the hospital roundabout, take the A37 towards College roundabout and then take the first exit onto Preston Road. Continue along here for approximately 1/2 a mile, then turn right into Larkhill Road. After approximately 1/4 of a mile take the 4th turning left into Fosse Way, the left and right into Ermine Street, then left again into Akeman Close. Continue to the end of the cul-de-sac branching right, whereupon no24 will be seen in the far corner, clearly identified by our for sale board.



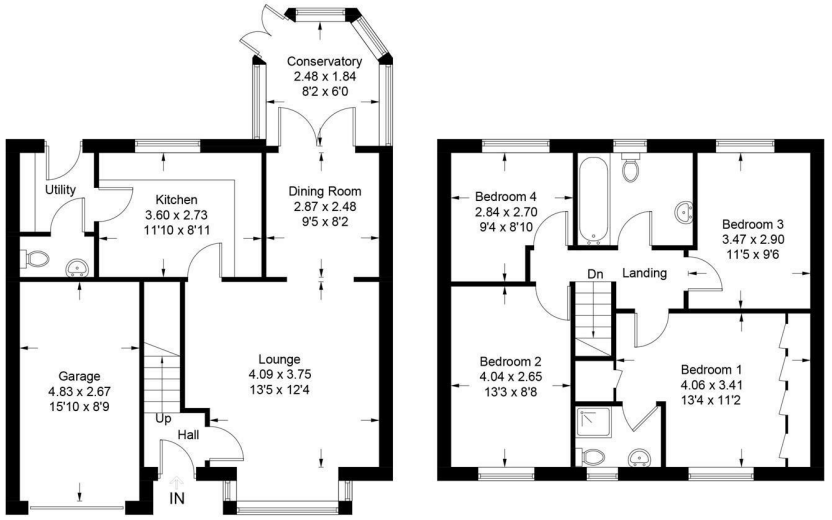




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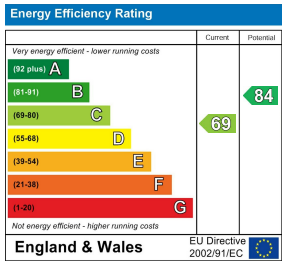


Approximate Gross Internal Area = 122.0 sq m / 1313 sq ft




**Ground Floor** **First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1277080)




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