



**Connells**

Mudford Road  
Yeovil



## Property Description

Situated in the popular town of Yeovil, the property is conveniently located for a range of local amenities including shops, schools, and leisure facilities. Yeovil also offers good transport links, with road connections and mainline rail services providing access to surrounding towns and cities, making it a practical choice for both families and commuters.

## Entrance Porch

Welcoming porch area with double-glazed door to the front.

## Entrance Hall

Well-appointed hallway featuring an under-stair storage cupboard, radiator, and spotlights with stairs rising to the first-floor accommodation.

## Lounge

Bright and comfortable living space featuring a double-glazed bay window to the front, radiator, electric feature fireplace, and wall lighting.

## Cloakroom

Fitted with a low-level W/C and wash hand basin set within a vanity unit, with a double-glazed window to the side aspect.

## Dining Room

Well-proportioned dining space with a radiator, door leading to the utility room, and an archway opening into the extended kitchen.

## Kitchen

A spacious and well-designed kitchen, thoughtfully fitted with a range of wall and base units topped with complementary work surfaces. The space is centred around a functional island incorporating drawers and a breakfast bar, ideal for both casual dining and entertaining. Additional features include pull-out larder units for convenient storage, an eye-level double oven, and a five-ring gas hob. A stainless steel one-and-a-half bowl sink with drainer is positioned beneath natural light, enhanced further by a roof window. The kitchen also benefits from an integrated fridge freezer and bi-fold doors opening out to the garden, creating a light-filled and sociable environment.

## Utility Room

A versatile space currently utilised as a utility room, fitted with a range of wall and base units with work surfaces over, incorporating a one-and-a-half bowl sink with drainer. There is space for a washing machine and dishwasher, along with spotlights, a double-glazed window to the rear, and a double-glazed door providing access to the driveway. The room also offers excellent potential to be used as a second kitchen if required.

## First Floor Landing

Light and airy landing featuring a double-glazed window to the side aspect, radiator, and spotlights, with stairs leading up to the attic room.

## Bedroom One

A well-proportioned principal bedroom featuring a double-glazed window to the front aspect, radiator, and a useful shelved airing cupboard providing additional storage.

## En-Suite

Fitted with a shower cubicle, wash hand basin, and low-level W/C, complemented by spotlights and an extractor fan.

## Bedroom Two

A bright and comfortable double bedroom featuring a double-glazed bay window to the front aspect and a radiator.

## Bedroom Three

Featuring a double-glazed window to the side aspect, this room benefits from fitted over-bed storage cupboards, a small double wardrobe, and a radiator.

## Bathroom

Stylishly appointed with a bath and shower over, wash hand basin set within a vanity unit, and a low-level W/C. Further features include a heated towel rail, spotlights, and a double-glazed window to the front aspect, allowing for natural light and ventilation.

## Attic Room

A versatile additional space featuring a double-glazed window to the front aspect, two Velux windows allowing for plenty of natural light, and a built-in storage cupboard.

## Outside

### Front

Driveway providing off-road parking and leading to the garage.

### Garage

Equipped with an up-and-over door, with light and power connected.

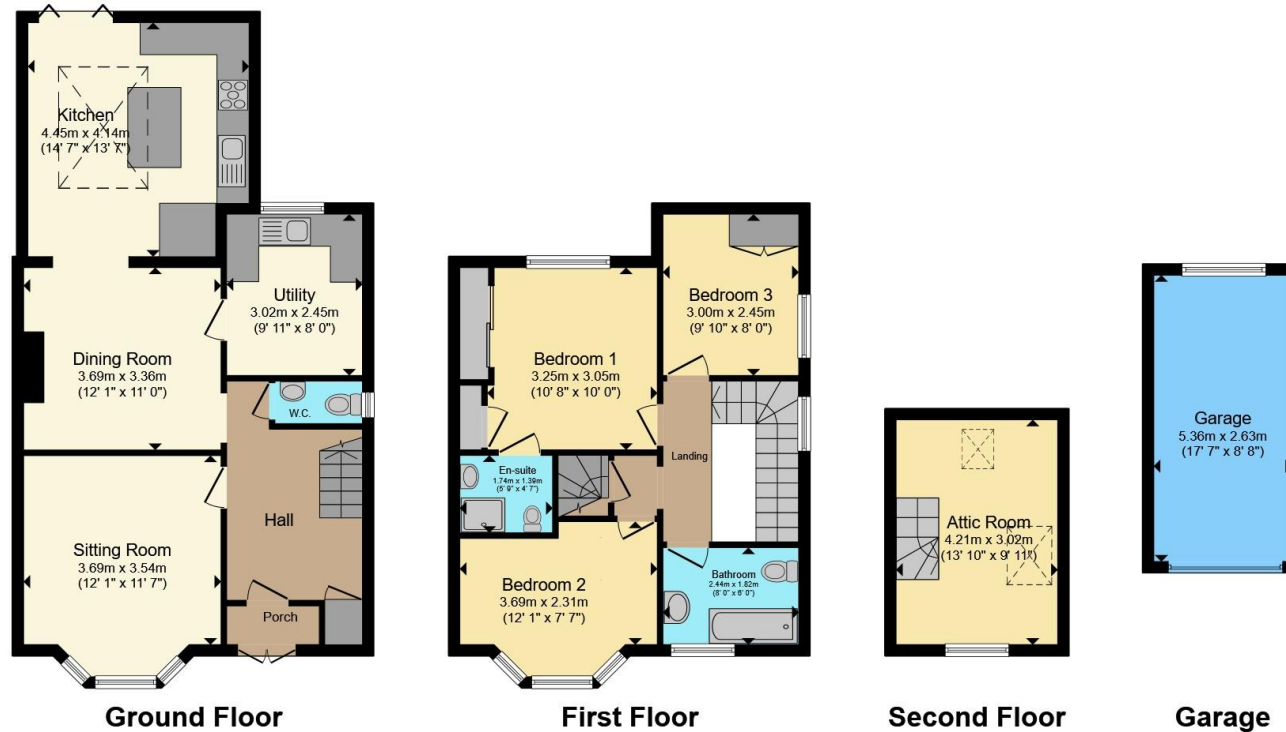
### Rear Garden

A well-maintained garden featuring a patio area ideal for outdoor seating, a lawned section, and a patio pathway leading through the space. The garden is enclosed by fencing and complemented by a range of bushes and raised beds, with a side gate providing convenient access and a door leading to the garage.









Total floor area 141.6 m<sup>2</sup> (1,525 sq.ft.) approx

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**Connells**

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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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