

# HUNTERS®

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## Burroughes Avenue

Yeovil, BA21 3JU

Guide Price £260,000



Council Tax: C



# 56 Burroughes Avenue

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Guide Price £260,000



Set within the ever-popular Burroughes Avenue, this well-proportioned three/four-bedroom home offers flexible living space, a generous mature rear garden and excellent off-road parking, making it an ideal choice for growing families.

The accommodation is centred around a spacious dual-aspect sitting and dining room, creating a bright and welcoming space for everyday family life as well as entertaining. The kitchen is complemented by a practical utility/rear porch providing additional storage and access outside.

A particularly versatile ground floor room can be used as a family room, home office or fourth bedroom, offering flexibility to suit a variety of lifestyles.

Upstairs are three well-proportioned bedrooms, all served by the family bathroom, with the principal bedroom benefiting from built-in storage.

Outside, the property really comes into its own. The mature rear garden is a wonderful space, offering established planting, plenty of room for children to play, keen gardeners to enjoy, or simply somewhere to relax and entertain during the warmer months. To the side of the property is a detached garage, while a private driveway provides ample off-road parking.

Burroughes Avenue is a sought-after residential location within Yeovil, well placed for local schools, shops and everyday amenities, while the town centre and main road links are easily accessible.

This is a fantastic opportunity to purchase a flexible family home in a well-established neighbourhood with plenty of scope for its next owners to make it their own.



Road Map



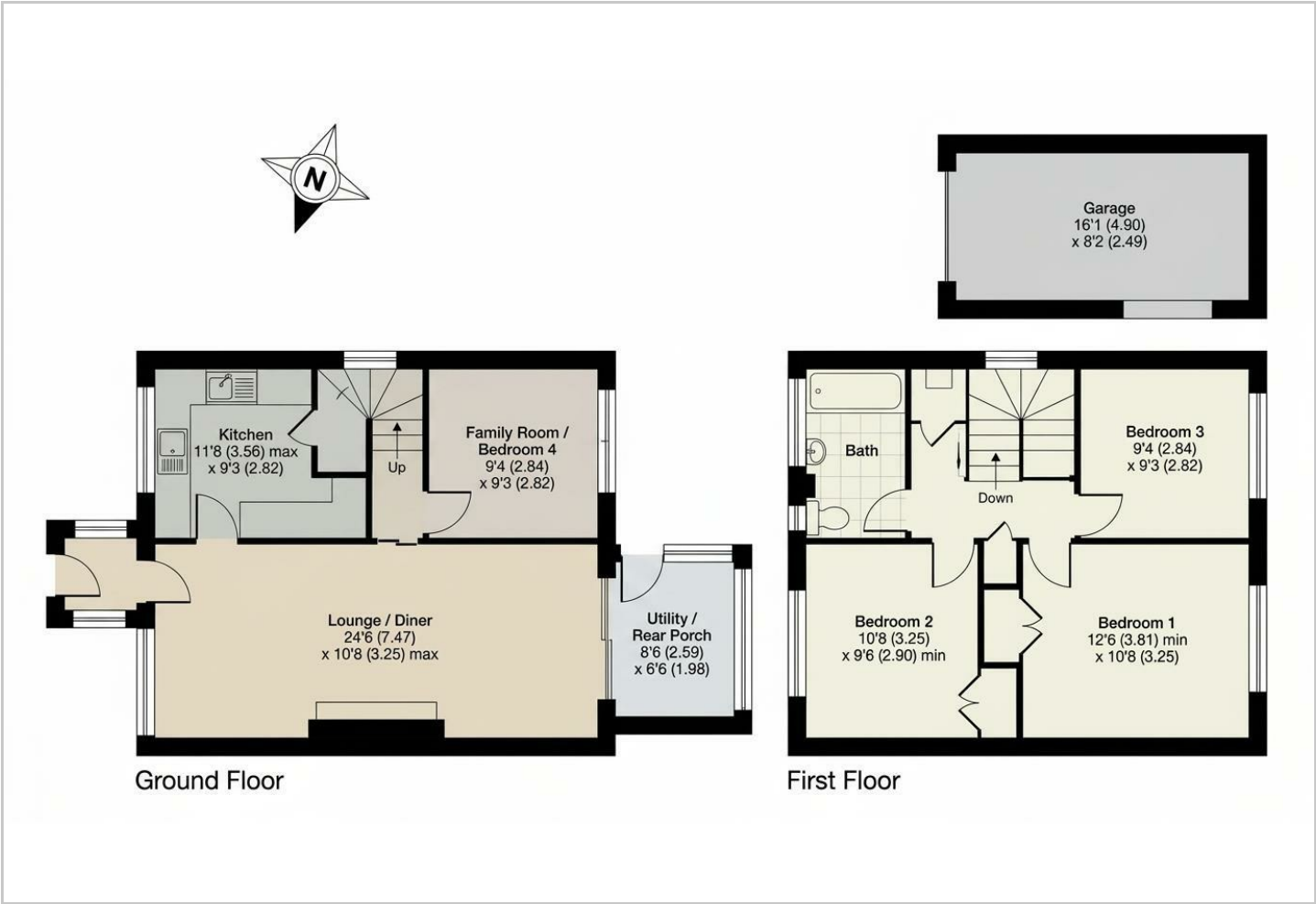
Hybrid Map



Terrain Map



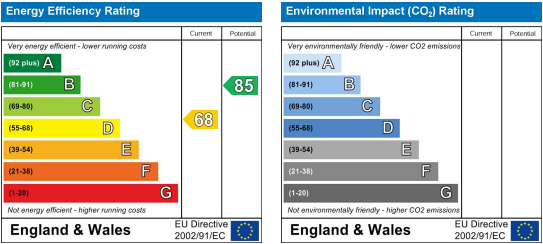
Floor Plan



Viewing

Please contact our Hunters Sherborne PA Office on 01935 313322 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.