



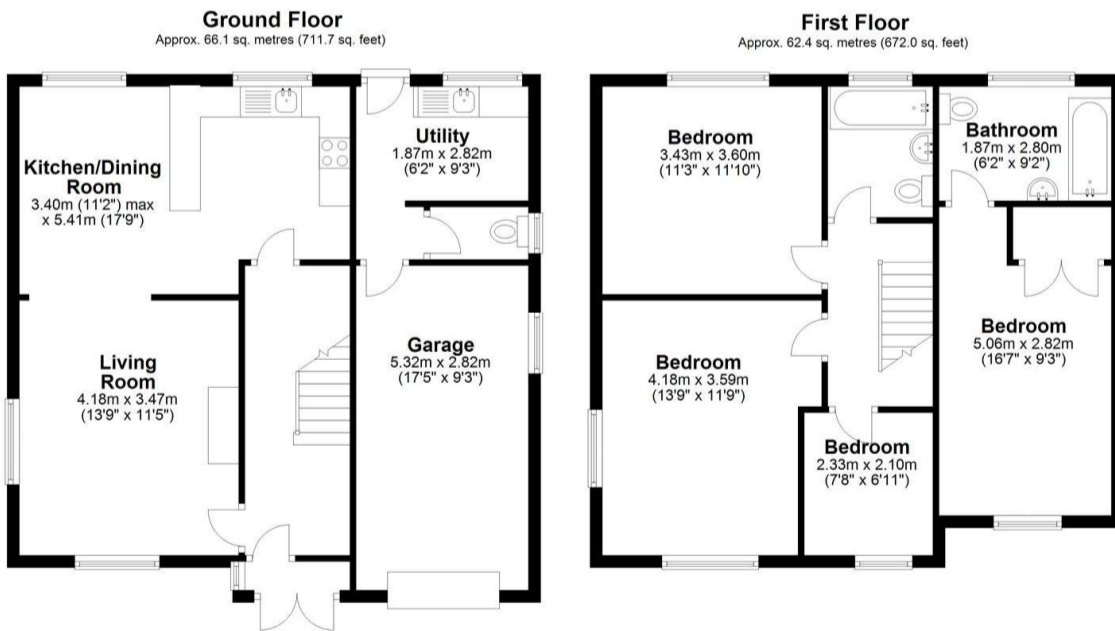
McAllisters Estate Agents Frome
 Market Place, Frome
 BA11 1AB
 T: 01373453592
 E: info@mcallistersestateagents.co.uk



38 Park Hill Dr, Frome, BA11 2LE

Approximate Floor Area: 1383 sq feet, 128 sq meters

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	69	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This floor plan provided by Home Circle Property Marketing Specialists is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate, and no responsibility is taken for any error, omission or misstatement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.

Directions: From our offices in the Market Place proceed to the top of North Parade turning left into Welshmill Road, taking the second turning right into Park Hill Drive where the property will be found on the right hand side.

www.mcallistersestateagents.co.uk



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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

*** A well-presented, extended four-bedroom detached family house * A generous-sized plot with ample parking and an east-facing rear garden * Dual-aspect lounge with fireplace * Kitchen/dining room, adjacent utility and cloakroom * Convenient location approximately half a mile level walking distance to the town centre.**

Situation: The property lies within an established residential area which is approximately half a mile's level walking distance to the town centre via the attractive River Walk. Frome has a comprehensive range of independent shops, boutiques, cafes and bistros together with national chains including Marks and Spencer. The Georgian City of Bath lies approximately thirteen miles.

Description: Built in 1964 this detached home has been in the same ownership for over fifty years and was extended in 1988/89 with a new garage, utility and cloakroom to the ground floor and a principal bedroom with an ensuite bathroom to the first floor. The property has UPVC sealed double-glazed windows throughout and gas-fired central heating to radiators via an efficient Worcester Green-Star combination boiler which is serviced annually. Offering excellent family accommodation, the property has a generous-sized rear garden with ample parking.

Accommodation: All dimensions being approximate.

Entrance Porch: With UPVC sealed double-glazed doors and side panels, tiled floor, part-glazed door to:

Entrance Hall: With a staircase rising to the first floor, double radiator, understairs storage cupboard and door to:

Lounge: 13'8" x 11'6" Enjoying a dual-aspect with double-glazed windows to the front and side elevation, double radiator, gas Living-Flame fire with a decorative surround and archway through to:

Kitchen/Dining Room: 17'9" x 11'1" With the dining area having a double radiator and double-glazed window to the rear and with the kitchen area having a comprehensive range of fitted units comprising a stainless steel one and a half bowl single drainer sink, adjacent work surfaces with drawers and cupboards beneath and incorporating a ceramic four-ring hob, electric oven, wall-cupboard units incorporating an extractor hood, an understairs pantry cupboard, double-glazed window to the rear and door to:

Lobby Area: With a door to the garage, utility room and further door to:

Cloakroom: With a low-level WC and an obscure double-glazed window to the side.

Utility: 9'3" x 6'2" With a stainless-steel single drainer sink, space and plumbing for a washing machine, double-glazed window to the rear and a half-obscured sealed double-glazed door to the rear garden.

First Floor:

- **ENTRANCE PORCH, ENTRANCE HALL,**
- **DUAL-ASPECT LOUNGE, KITCHEN/DINING ROOM,**
- **UTILITY ROOM, CLOAKROOM, INTEGRAL SINGLE GARAGE,**
- **FIRST FLOOR LANDING,**
- **PRINCIPAL BEDROOM WITH ENSUITE BATHROOM,**
- **THREE FURTHER BEDROOMS (OF WHICH TWO ARE DOUBLE-SIZE), FAMILY BATHROOM,**
- **GARDENS TO THE FRONT AND REAR,**
- **AMPLE PARKING**

Landing: With access to an insulated roof space and doors to:

Principal Bedroom: 16'9" x 9'2" With a single radiator, double-glazed window to the front, built-in double wardrobes and door to:

Ensuite Bathroom: With a panelled bath, pedestal wash basin, low level WC, radiator and an obscured double-glazed window to the rear.

Bedroom Two: 13'8" x 11'6" maximum: Enjoying a dual-aspect with two large UPVC double-glazed windows to the front and side elevation and a single radiator

Bedroom Three: 11'3" x 11'9" With a single radiator, double-glazed window to the rear and cupboard housing a Worcester Green Star gas-fired combination boiler supplying domestic hot water and central heating to radiators.

Bedroom Four: 7'7" x 6'10" With a single radiator and double-glazed window to the rear.

Family Bathroom: With a white suite comprising a panelled bath with a wall-mounted power shower direct from the combi-boiler, vanity wash basin, low level WC, single radiator and an obscured double-glazed window to the rear.

Outside: To the front of the property is an open-plan area of garden laid mainly to lawn with a low brick walling and flower beds adjacent to which is a tarmaced driveway which in turn provides access to the:

Single Garage: Measuring internally 17'5" x 9'4" With an electrically operated roller door, power and light connected and two windows to the side.

The Rear Garden: Accessed via a further tarmaced driveway with additional concrete hardstanding suitable for at least three cars. The rear garden measures a total of approximately 70' in length by an average of 45' in width and comprises an area laid mainly to lawn with flowerbeds, Two wooden garden sheds (one measuring 8' x 6' and the other measuring 10' x 6') corner patio area. The side garden is used for the cultivation of vegetables.

