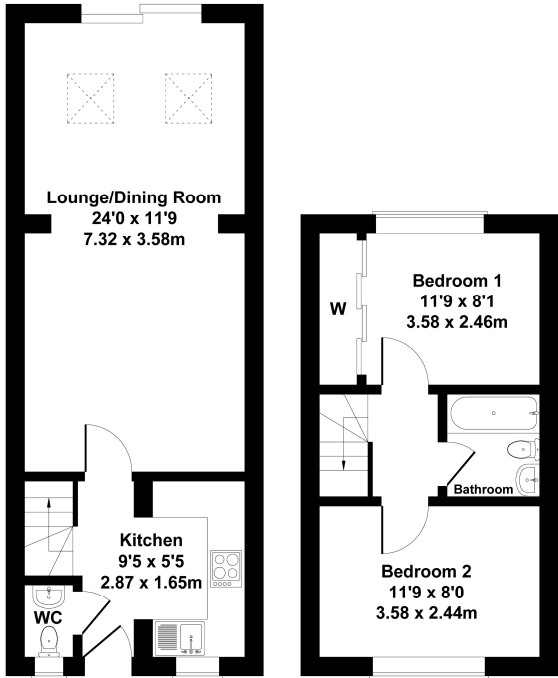
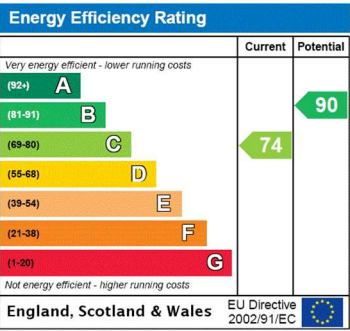




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50 Croscombe Gardens,Frome BA11 2YF
Approximate Gross Internal Area
665 sq ft - 62 sq m



GROUND FLOOR FIRST FLOOR
Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Directions: From our offices in the Market Place proceed to the top of North Parade bearing right into Berkley Road, at the traffic lights carry straight across into Clink, take the turning left into Brunel Way and then second right into Stevensons Drive then second right into Croscombe Gardens and the property will be found turning second right towards the end of the cul-de-sac .

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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.

*An extended two double bedroom modern house*Completely modernised and extended over the last 10 years including the replacement of the fitted kitchen, downstairs cloakroom and bathroom*24' long lounge/dining room with a wood burning stove and double glazed patio doors onto a generous sized landscaped rear garden*Cul-de-sac location with a single garage and parking space accessed directly from the garden.

Situation: The property lies on the favoured Bath side of the town within a small cul-de-sac less than 1/2 mile from a small parade of shops with a Tesco Express and Pharmacy. There is easy access to the Frome bypass and the town centre lies approximately one and a quarter miles and has a comprehensive range of independent shops, boutiques, cafes and bistros together with national chains including Marks & Spencer. The Georgian city of Bath lies approximately 13 miles.
Description: This well presented two double bedroom house has been the subject of extensive work over the last 10 years including the addition of a large full width extension to the rear creating a superb 24' living/dining room with a wood burning stove and double glazed patio doors onto the rear garden. The kitchen has been re-fitted with a range of cream units with an integrated oven and hob, there is a new cloakroom suite and first floor bathroom suite. With hard floors to the ground floor the central heating has also been updated with replacement of radiators and is served by a Vaillant gas fired combination boiler. The garden is larger than one would expect for a property of this size and has a low maintenance area with porcelain paved patio, flower beds and a separate vegetable garden and in turn access via a rear personal door to the single garage which has a parking space to the front.

Accommodation: All dimensions being approximate.

Canopy Porch: With a part glazed door to:

Entrance Hall: With a staircase rising to the first floor, radiator, oak veneered doors throughout, door to:

Cloakroom: With a low level WC, vanity wash basin, radiator and an obscure double glazed window to the front.

Kitchen: 9'5"x5'5" With a range of cream finish fitted units with contrasting work surfaces with comprising a stainless steel single drainer sink, adjacent work surfaces and drawers and cupboards beneath and incorporating an electric fan assisted double oven, ceramic four ring hob, integrated fridge and freezer, space and plumbing for a washing machine, eye level cupboard units incorporating a splash back and stainless steel extractor hood. Cupboard housing a Vaillant gas fired combination boiler supplying domestic hot water and central heating to radiators, double glazed window to the front.

- **ENTRANCE HALL, CLOAKROOM, FITTED KITCHEN,**
- **FIRST FLOOR, LANDING, TWO DOUBLE BEDROOMS,**
- **BATHROOM, GARDENS TO THE FRONT AND REAR,**
- **SINGLE GARAGE AND PARKING SPACE.**

Lounge/Dining Room: 24'x11'9" This superb extended room has a contemporary vertical radiator, further radiator, understairs storage cupboard, feature wood burning stone. Beyond this is a large double glazed sliding patio door providing access to the garden.

First Floor:

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

Bedroom 1 11'9" x 8'1" With a radiator and double glazed window to the rear.

Bedroom 2: 11'10"x8' With a radiator and a double glazed window to the front.

Bathroom: With a white suite comprising a panelled bath with adjacent ceramic metro tiling, thermostatic overhead rain shower and separate hand shower, glazed shower screen, low level WC, vanity wash basin and a chrome finish vertical towel rail/radiator.

Outside: To the front of the property is a low maintenance area of gravelled garden with a paved patio leading to the front door. The rear garden affords a good degree of privacy with an initial garden measuring approximately 35' x 13'1" with a porcelain paved patio and raised seating beyond which is a central pathway with flower beds, shrubs and bushes, at right angles there is a further area of garden measuring 28'x11'1" suitable as a vegetable plot returning to a gravelled access way to the:

Single Garage: Measuring internally 17'6"x8'6" With a metal up and over door, rear personal door, power and light connected and with roof storage.

