



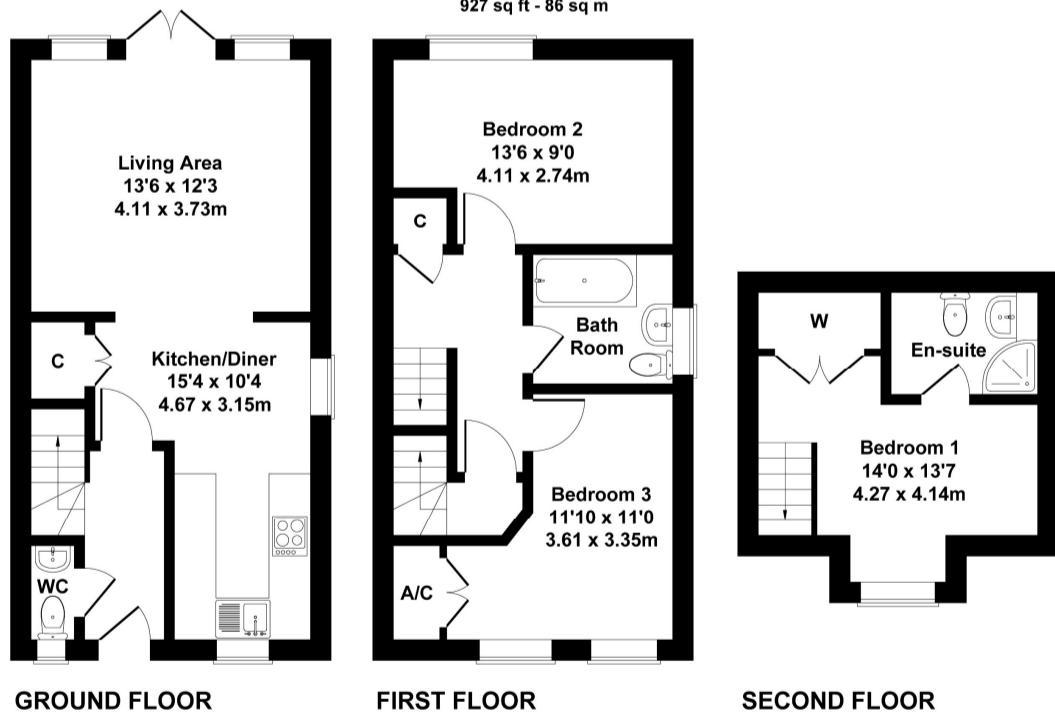
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28 The Old Nurseries, Frome, BA11 4FH

Approximate Gross Internal Area
 927 sq ft - 86 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-)		96
B	(81-91)	85	
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 Bath Street at the roundabout turn right into Christchurch Street West through the traffic lights and at the next roundabout carry straight on into Broadway ultimately taking the turning left into Oakfield Road and then left again into The Old Nurseries and then bear right where the property will be found on the left hand side.

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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-proportioned three bedroom, three storey modern family house * Open plan kitchen/dining room extending into a living room with French doors onto an enclosed east facing rear garden * Principal bedroom to the second floor with an en-suite shower room in addition to a first floor * Garden studio/workspace created from the rear portion of the single garage and opening onto the garden * Family bathroom and ground floor cloakroom * Attractive cul-de-sac location within the catchment for the Trinity and Oakfield schools * Two parking spaces

Situation: The property lies within an attractive cul-de-sac location on the western outskirts of the town. The property lies close to the Trinity and Oakfield first and middle schools and is under a mile from the town centre. Frome offers 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: Built by Newland Homes this well-presented three bedroom, three storey modern town house has an open plan ground floor with a kitchen/breakfast room leading through to a living room with French doors onto an enclosed rear garden. There are two double bedrooms to the first floor with a family bathroom and to the second floor a principal bedroom with en-suite shower room. The rear portion of the garage has been professionally converted to create a studio/workspace with power and light connected and an oak floor. The property has parking for two vehicles with a driveway immediately to the side of the house and a front portion of garage for storage.

Accommodation: All dimensions being approximate.

Canopy Porch: With a part glazed door to:

Entrance Hall: With a radiator, staircase rising to the first floor, door through to the kitchen/dining room and further door to:

Cloakroom: With a white suite comprising a low-level WC, corner wash basin, radiator and an obscure double-glazed window to the front.

Kitchen/Dining Area: 15'4"x10'4" narrowing to 6'10" With a comprehensive range of white high gloss fitted units with contrasting work surfaces comprising a stainless steel one and a half bowl single drainer sink with mono bloc mixer tap, adjacent work surfaces with drawers and cupboards beneath incorporating an electric fan assisted oven, Neff ceramic four ring hob with extractor hood above, integrated fridge, freezer and full size dishwasher. Double-glazed window to the front, dining area, a radiator, large utility cupboard with space and plumbing for a washing machine and tumble drier. The dining area extends through to the:

Living Area: 13'6"x12'3" With oak flooring, two radiators and double-glazed windows and double, sealed double-glazed French doors onto the rear garden.

First Floor:

Landing: With a shelved storage cupboard, radiator, door and staircase rising to the second floor and further doors to:

- ENTRANCE HALL
- CLOAKROOM
- KITCHEN/DINING ROOM EXTENDING INTO OPEN PLAN LIVING SPACE
- FIRST FLOOR LANDING
- FAMILY BATHROOM, TWO BEDROOMS
- SECOND FLOOR LANDING
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM
- PARKING AND SINGLE GARAGE
- ENCLOSED EAST-FACING REAR GARDEN

Bedroom 2: 13'6"x9' With a radiator and a double-glazed window to the rear.

Bedroom 3: 11'10"x11' maximum, narrowing to 7'2" With a shelved storage cupboard and further cupboard housing an Ideal gas fired combination boiler supplying domestic hot water and central heating to radiators. Two double-glazed windows to the front elevation.

Family Bathroom: With a white suite comprising a panelled bath with a wall mounted thermostatic shower and glazed shower screen, low level WC, wash basin, radiator and an obscure double-glazed window to the side.

Second Floor:

Principal Bedroom: 14'x13'7" With a walk-in wardrobe with shelves and hanging rail, two radiators, double-glazed dormer window to the front elevation and access to an insulated roof space. door to:

En-Suite Shower Room: With a corner entry shower enclosure with a thermostatic shower, pedestal wash basin, low level WC, radiator and double-glazed roof light to the rear.

Outside: To the side of the property is a driveway providing parking for two cars and in turn access to the:

Single Garage: The front portion of the garage creating a small workshop/store. Measuring internally 19'4"x10'2" With a metal up and over door.

The Rear Garden: Measures approximately 35'5" in length by 14'9" comprising a full width patio beyond which is an area laid to lawn with a further area behind the garage with five fruit trees including a cherry and apple and with escalades fruit trees to the rear boundary. The garden enjoys an easterly aspect and access to:

Studio/workspace: Measures approximately 12' x 9'6" giving an approximate total area of around 114 sq ft. The garage has been professionally converted to create a comfortable area with oak flooring, power and light connected.

