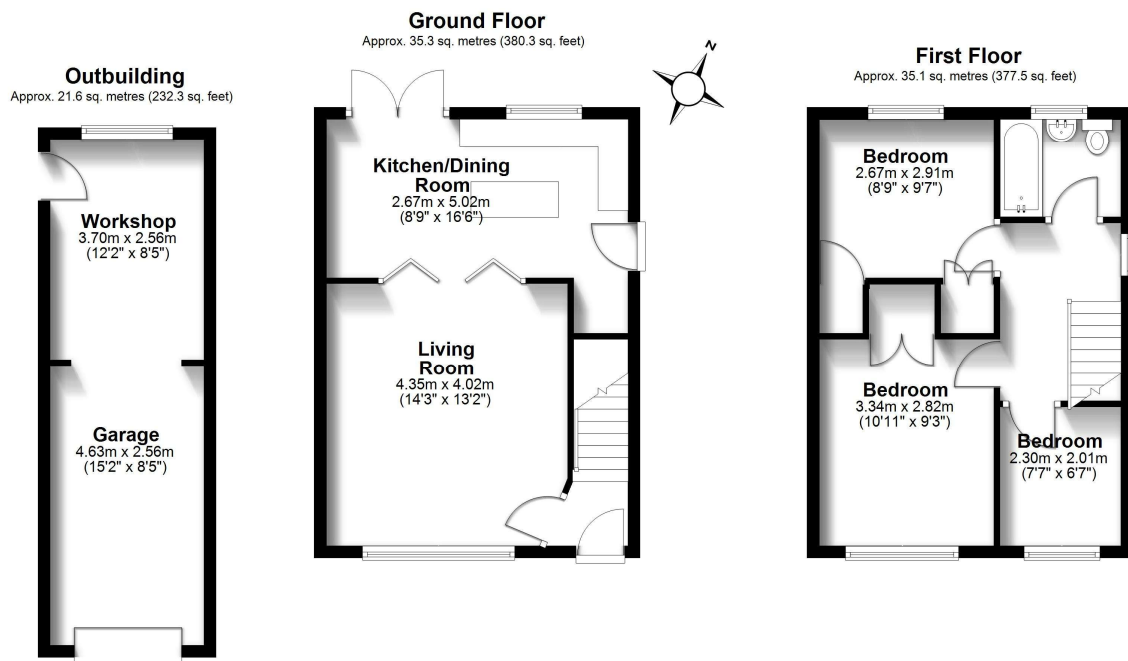




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 92.0 sq. metres (990.1 sq. feet)

This floor plan provided by Home Circle Property is for illustrative purposes only. Whilst ever 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 an 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. Plan produced using PlanUp.

3 Beverley Close, -

Directions: From our offices in the Market proceed to the top of Bath Street at the roundabout carry straight on into Gore Hedge which in turn becomes Butts Hill. Take the turning right into Somerset Road then ultimately left into Critchill Road and then left again into Beverly Close 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 superb, semi-detached family home*Extensively renovated over the last five years including the replacement of the kitchen, bathroom suite, complete re-decoration and a new central heating boiler installed in 2025**
***High level of insulation throughout creating an energy efficient home**
***Cul-de-sac location within the Critchill area of Frome and within the catchment for the Trinity First School and Oakfield Middle School**
***Superb 80' long rear garden**
***Ample parking for three vehicles and a tandem garage offering potential (subject to the usual planning consent) to create a studio, annexe/workspace**

Situation: Situated within a small cul-de-sac on the Critchill side of Frome close to a small shop and within catchment for the Trinity First School and Oakfield Middle School. The town centre lies approximately 1 mile and has a comprehensive range of independent shops, boutiques and cafes and bistros together with national chains including Marks & Spencer. There is a Sainsburys supermarket and other stores approximately 1/4 mile away. The Georgian city of Bath lies approximately 13 miles.

Description: Believed to have been built in the 1970's this three bedroom semi-detached house has been the subject of extensive work over the last five years including complete re-decoration, new floor coverings, the replacement of the kitchen with a white high gloss range of fitted units incorporating an island, replacement of the bathroom and additionally insulation. The boiler was replaced in 2025 and is linked to a pressurised hot water system. A particular feature of the property is the generous sized garden which measures approximately 80' in length by 26' in width and is laid mainly to lawn with established shrubs and bushes and hedging to the rear boundary. The garage is of a double length measuring overall 27'4" x 8'8" and offers scope (subject to the usual consent) to be converted into ancillary living space/studio or workshop.

Accommodation: All dimensions being approximate.

Entrance Hall: With an obscure double glazed front door and side panel, staircase rising to the first floor and door to:
Lounge: 14'9"x13'2" With an understairs storage cupboard, radiator, large almost full height window to the front, laminate floor and double bi-fold doors to:
Kitchen/Dining Room: 16'x8'8" With a comprehensive range of white high gloss fitted units with solid wood work surfaces comprising a scratch resistant single drainer sink with adjacent work surfaces, drawers and cupboards beneath and incorporating a Zanussi fan assisted electric double oven, ceramic four ring hob, integrated dishwasher, space and plumbing for a washing machine and space for a

- **ENTRANCE HALL, LOUNGE, KITCHEN/DINING ROOM,**
- **LARGE COVERED DECKING AREA,**
- **FIRST FLOOR, LANDING, THREE BEDROOMS,**
- **BATHROOM, AMPLE PARKING, DOUBLE LENGTH GARAGE,**
- **SUBSTANTIAL GARDENS**

fridge/freezer, central island unit, tiled floor, contemporary vertical radiator, double glazed window to the rear and double sealed double glazed French doors onto an enclosed decking area which measures approximately 13'6"x11'.

First Floor:

Landing: With access to an insulated roof space and doors to:
Bedroom 1: 11'x9'3" With a double glazed window to the front, radiator and built-in wardrobe.

Bedroom 2: 9'6"x8'9" With a radiator, built-in deep wardrobes and cupboard housing an unvented hot water cylinder linked to the central heating and domestic hot water.,

Bedroom 3: With built-in desks but ample space for a single bed. Double glazed window to the front with far reaching views towards Longleat.

Bathroom: With a white suite comprising a panelled bath with adjacent ceramic wall tiling, thermostatic shower, vanity wash basin, low level WC with a concealed cistern, vertical towel rail/radiator, ceramic tiled floor and an obscure double glazed window to the rear.

Outside: To the front of the property is an open area of garden laid to lawn adjacent to which is a tarmacked driveway providing parking for at least three cars and in turn leading to a:

Tandem Garage: Which measures a maximum of 27'4" x 8'5" semi divided into a forward section measuring 15' and a rear section measuring 12'4".

There is an electric roller door, side pedestrian access with power and light connected.

The Rear Garden: Is a particular feature of the property measuring a maximum of 80' by an average 26' laid mainly to lawn with a variety of shrubs and flowering plants and with an established hedge to the rear boundary. The garden includes a greenhouse of aluminium alloy construction.

