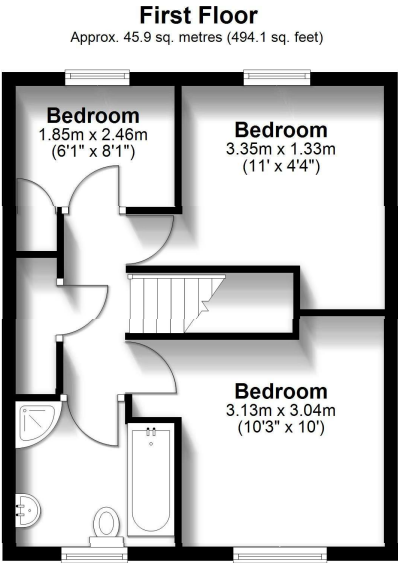
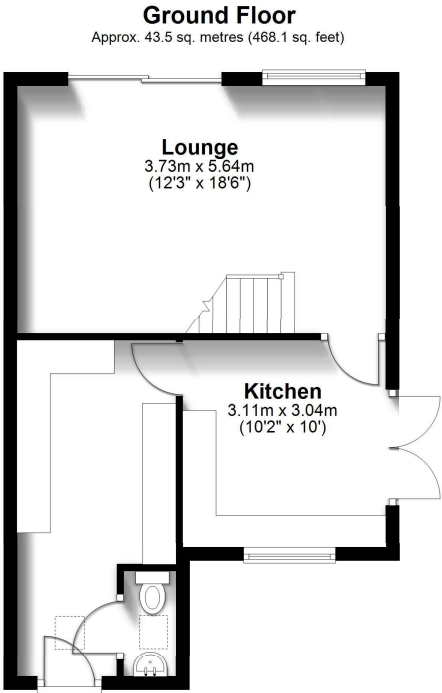




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 89.4 sq. metres (962.2 sq. feet)

This floor plan provided by Home Circle Property 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 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 lease contact the appropriate agent for clarification
Plan produced using PlanUp.

Directions: From our offices in the Market Place proceed to the top of Bath Street at the roundabout turn right into Christchurch Street West, take the turning left just before the traffic lights into Nunney Road and then left into Domm its Lane at the crossroads turn right into Oakfield Road and then left into Critchill Road, turn right into Westover and then third right into Westwood Drive and the property will be found on the left hand side.

9 Westwood Drive

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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 beautifully presented three bedroom semi-detached house with a generous sized "wrap around" garden with a green house and shed*Re-configured and modernised over the last six years to create a comfortable family home with a large entrance hall and utility area in addition to a stylish fitted kitchen*Ground floor cloakroom in addition to a first-floor family bathroom*No onward chain**

Situation: The property lies within a cul-de-sac on the outskirts of the town within the catchment for the Trinity First School and Oakfield Middle School. There is a small shop a short distance away and the town centre lies approximately 1 mile having 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 three bedroom semi-detached house has been the subject of extensive work over the last six years including re-configuring some of the rooms and incorporating the former garage to create a generous sized entrance hall and utility with a ground floor cloakroom leading through to a fully fitted kitchen with integrated appliances and French doors onto the side garden which leads through to the rear garden and incorporates extensive lawn, a greenhouse and a garden shed. The property has as a recently replaced boiler, most windows have been replaced including the kitchen, window and door lounge window and door bathroom and and front bedroom window.The property has also been completely re-decorated and has new floor coverings. No onward chain.

Accommodation: All dimensions being approximate. Entrance Hall/Utility 16'5"x7'9" maximum. With a part glazed front door, double glazed roof light to the front, extensive range of high gloss fitted units with contrasting work surfaces together with eye level cupboard units, shelving and space for an American style fridge/freezer. Two contemporary radiators and door to:

Cloakroom: With a white low level WC, vanity wash basin , chrome finish vertical towel rail/radiator, wall panelling providing access to the boiler. Double glazed roof light to the front.

Fitted Kitchen: 10x9'11"With a comprehensive range of high gloss fitted units with contrasting work surfaces and comprising a one and a half bowl porcelain single drainer sink with mono bloc mixer tap, adjacent work surfaces with drawers and cupboards beneath and incorporating a full sized dishwasher, electric fan assisted oven, stainless steel finish four ring gas hob with extractor hood, eye level cupboard units, double glazed window to

- **ENTRANCE HALL/UTILITY ROOM, CLOAKROOM,**
- **FITTED KITCHEN, LIVING ROOM, FIRST FLOOR,**
- **LANDING,**
- **THREE BEDROOMS, FAMILY BATHROOM, PARKING,**
- **GENEROUS SIZED GARDENS**

the front, vertical radiator and double, sealed double glazed French doors to the side. Glazed door to:

Lounge/Dining Room: 18'6"x12'3" With two radiators, double glazed window to the rear and large double glazed sliding patio doors onto the rear garden. Staircase rising to the first floor with an understairs recess.

First Floor:

Landing: With access to an insulated roof space, laundry cupboard with fitted shelving and door to:

Bathroom: With a white suite comprising a panelled bath, low level WC, pedestal wash basin, corner entry shower enclosure with a thermostatic shower, chrome finish vertical towel rail/radiator, fitted mirror and an obscure double glazed window to the front.

Bedroom 1: 12'9"x10'4" With a radiator, wardrobe recess and a double glazed window to the front.

Bedroom 2: 10'2"plus door recess x 8'10" With a radiator, wardrobe recess and a double glazed window to the rear.

Bedroom 3: 8'1"x6'1" With a radiator and a double glazed window to the rear.

Outside: The property is approached via a concrete and tarmacked driveway providing hardstanding and with an additional gravelled area of hardstanding, open plan garden laid to lawn and a side gate leading to the:

Side Garden: Which measures approximately 24' in width by 32' laid to lawn and with a wooden garden shed and an established Acer tree. This then extends to the rear garden which is a further 50' in length by an average width of 28' comprising a wooden wrap around decking area, lawn, established trees and a greenhouse of aluminium alloy construction. The garden enjoys an east, south and westerly aspect with this superb wrap around garden which also affords a good degree of privacy.

