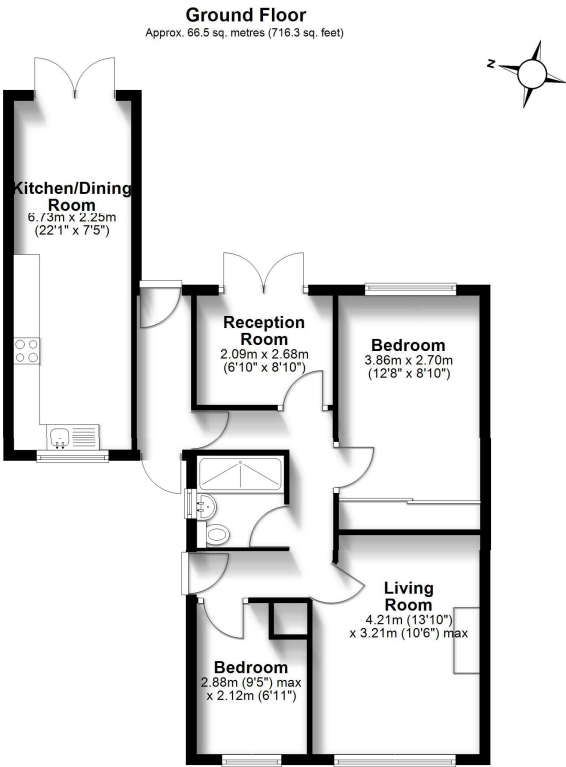




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 66.5 sq. metres (716.3 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.

4 Foxbury Close, -

Directions: From our offices in the Market Place proceed to the top of North Parade, take the turning left into Spring Road and then right into Leys Lane turning immediately left into Park Hill Drive and then immediately left again, bearing left where number 4 Foxbury Close will be found on the right hand side.

www.mcallistersestateagents.co.uk



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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.



**\*Occupying a superb cul-de-sac location within level walking distance to the town centre this, two/three bedroom semi-detached bungalow is sold with the benefit of no onward chain\*Two receptions in addition to a generous-sized kitchen/dining room with French doors onto a south-west facing enclosed rear garden.**

**Situation:** The property lies within an attractive cul-de-sac location approximately a quarter of a mile from the town centre. An almost level walk may be enjoyed via Spring Road, Welshmill Road and the River Walk towards the Cheese and Grain car park in turn providing access to Frome town centre which 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:** This two/three bedroom semi-detached bungalow offers versatile accommodation which would equally suit a family, professional couple or those looking to downsize and enjoy single storey living. The former garage has been converted to create a dual-aspect kitchen/dining room which has French doors onto a southwest-facing enclosed rear garden. The living room is to the front of the property with an adjacent bedroom and two further bedrooms to the rear including a room which has French doors onto the garden and could equally provide an additional reception room. There is ample parking to the front and a private well-stocked rear garden. The property is sold with the benefit of no onward chain.

**Accommodation:** All dimensions being approximate.

**Entrance Porch:** With a panelled front door, part-glazed door to the rear, door to the Inner Hall and further door to the:

**Kitchen/Dining Room:** 22'0" x 7'5" With a double glazed window to the rear, sealed double glazed French doors onto the rear garden, laminate floor and a range of white high-gloss fitted units comprising a one and a half bowl scratch resistant single drainer sink, adjacent worksurfaces with drawers and cupboards beneath and incorporating a slot-in cooker, space and plumbing for a dishwasher, wall cupboard units and an extractor hood.

**Inner Hall:** With a radiator, linen cupboard, access to a roof space and doors to:

**Lounge:** 14'0" x 10'7" With a large double glazed picture window to the front,

- **ENTRANCE PORCH, KITCHEN/DINING ROOM,**
- **INNER HALL, LOUNGE, THREE BEDROOMS (WITH THE OPTION OF THE THIRD BEDROOM PROVIDING AN ADDITIONAL RECEPTION ROOM), SHOWER ROOM,**
- **PARKING AND GARDENS.**

engineered wood flooring, radiator, feature electric fire with a decorative surround.

**Bedroom Two:** 9'6" x 7'0" With a double glazed window to the front.

**Bedroom One:** 12'9" x 8'10" With built-in wardrobes to one wall, radiator, engineered wood floor and double glazed window to the rear.

**Bedroom Three/Reception Two:** 8'9" x 6'10" With an engineered wood floor, radiator and double, sealed double glazed French doors to the rear garden.

**Shower Room:** With a modern white suite comprising a large shower enclosure with a thermostatic shower, vanity washbasin, low level WC, chrome-finish vertical towel rail/radiator and an obscured double glazed window to the side.

**Outside:** To the front of the property is a concrete driveway providing parking for at least two cars adjacent to which is a low maintenance garden. To the rear of the property is a generous-sized garden measuring approximately 55' in length by 30' in width comprising a paved patio, lawn, small garden shed and various established trees and bushes including a beautiful Acer tree. The garden enjoys a south-westerly aspect and affords a good degree of privacy.

Viewing by appointment with through the selling agents McAllisters: 01373 453592.

