



McAllisters Estate Agents Frome
Market Place, Frome
BA11 1AB
T: 01373453592
E: info@mcallistersestateagents.co.uk



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. 191.1 sq. metres (2057.4 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 please contact the appropriate agent for clarification
Plan produced using PlanUp

Directions: From our offices in the Market Place proceed to the top of North Parade turning right into Berkley Road, at the traffic lights turn right into Rodden Road at the next traffic lights carry straight across and then turn left just off New Road which is Rodden Road again, at the T-junction turn left into Styles Avenue and then immediately right into Styles Park and then left into East Hill where the property will be found on the left hand side.

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 substantial four double bedroom detached chalet style property*Two reception rooms in addition to a generous size fitted kitchen/breakfast room*Principal bedroom with en-suite shower in addition to a separate family bathroom*Off road parking and a generous sized single garage, landscaped enclosed rear garden, no onward chain.,

Situation: The property lies on the eastern outskirts of the town a little over a mile from the town centre. There is easy access to the Asda superstore and railway station (both approximately 1/4 mile). Frome town 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 approximately 20 years ago by a local builder of repute this substantial four double bedroom two storey house offers generous sized accommodation with upvc sealed double glazed windows and gas fired central heating to radiators. There is a good sized kitchen/breakfast room with integrated appliances and access to a separate utility room beyond which is a small rear double glazed porch and access in turn to an enclosed and private landscaped rear garden. The property has been in the same ownership from new and is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Entrance Hall: With a galleried landing and double height ceilings, staircase rising to the first floor with an understairs storage cupboard, part glazed, panelled front door and double glazed side panel, radiator.
Cloakroom: With a white suite comprising a low level WC, wash basin, radiator and an obscure double glazed window to the front.
Lounge: With a double glazed window to the front, gas fire with a decorative stone surround, two radiators and double, glazed doors through to:
Dining Room: With a radiator and double, sealed double glazed French doors onto the rear garden. Door to:
Kitchen/Breakfast Room: With a compressive range of wood finish fitted units with contrasting granite effect 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 a stainless finish electric fan assisted double oven, gas four ring hob, integrated full size dishwasher, wall cupboard units incorporating a stainless steel extractor hood, space for a fridge/freezer, two radiators, two double glazed windows to the rear and door to:
Utility Room: With a range of base cupboard units incorporating a stainless steel finish single drainer sink, space and plumbing for a tumble drier and washing

- **ENTRANCE HALL WITH GALLERIED LANDING,**
- **CLOAKROOM, LOUNGE, DINING ROOM,**
- **KITCHEN/BREAKFAST ROOM, UTILITY ROOM,**
- **FIRST FLOOR, LANDING,**
- **PRINICIPAL BEDROOM WITH EN-SUITE SHOWER ROOM,**
- **FOUR FURTHER DOUBLE SIZED BEDROOMS,**
- **FAMILY BATHROOM. DRIVEWAY. GOOD SIZED GARAGE.**

machine, wall mounted Vaillant gas fired combination boiler which was serviced in November 2025 and supplies domestic hot water and central heating to radiators. Single radiator, double glazed window to the rear and a double glazed door to:
Rear Porch: Of upvc sealed double glazed construction and with a tiled floor and part glazed door to the rear garden.

First Floor:
Galleried Landing: With a large double glazed roof light to the front slope providing additional natural light, radiator, access to an insulated roof space and doors to
Principal Bedroom: With a double glazed window to the front, double glazed roof light to the side elevation, free standing wardrobes and door to:
En-Suite Shower Room: With a tiled shower enclosure with thermostatic shower, low level WC, pedestal wash basin, chrome finish vertical towel rail/radiator and double glazed roof light to the rear slope.
Bedroom 2: With a radiator and a double glazed dormer window to the front.
Bedroom 3: With a double glazed window to the side and a double glazed roof light to the rear slope. Radiator.
Bedroom 4: With a radiator and a double glazed window to the rear slope.

Outside: To the front of the property is an area of garden laid mainly to lawn with hedging and an established tree adjacent to which is a tarmacked driveway in turn providing access to the:

Single Garage: With up and over door with power and light connected.
The rear garden is of a generous size and comprises an almost full width paved terrace beyond which is a sculpted lawn with flower beds, shrubs and bushes and has a wooden garden shed. The garden is enclosed mainly by timber fencing and enjoys a good degree of privacy.

