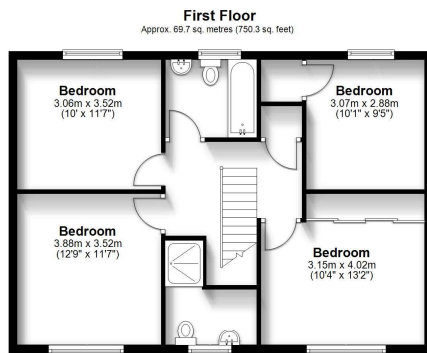
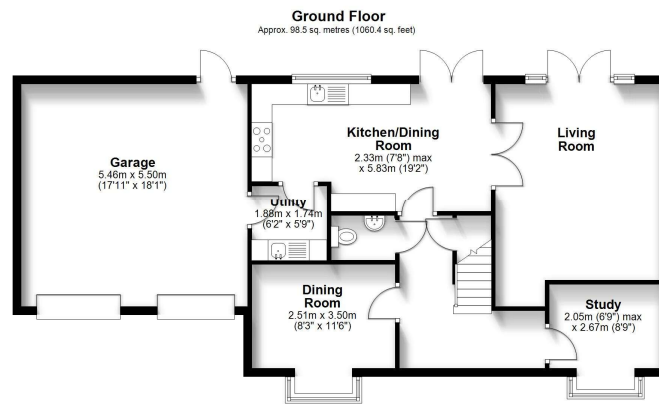




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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 168.2 sq. metres (1810.8 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 any 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.
 10 Westmead

Directions: On approaching Faulkland from the A366 off the Frome/Radstock Road (A362) take the turning right on entering the village just before the Faulkland Inn into Fulwell Lane and then left into Westmead where the property will be found on the right 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.

***An exceptional four double bedroom detached family house*Two principal receptions in addition to a study and a generous-sized kitchen/breakfast room*High energy efficiency with underfloor heating to both the ground and first floors linked to an air-source heat pump*South-facing rear garden within this attractive village.**

Situation: The property lies within the attractive village of Faulkland which is less than two miles from Norton St Philip and has a public house, lavender farm, church and The Tucker's Grave Cider House. Primary schooling is available in Norton St Philip and nearby Hemmington with secondary education provided in Frome, Radstock, Midsomer Norton and the Georgian City of Bath which lies approximately ten miles.

Description: Built in 2018 this high energy efficient four-bedroom detached family house has underfloor heating throughout linked to an air-source heat pump together with high-efficiency double-glazed units. On the ground floor there are two principal reception rooms in addition to a study and a generous-sized kitchen/breakfast room with a comprehensive range of white high-gloss fitted units, quartz worksurfaces and integrated appliances. The adjacent utility room in turn provides access to a double-sized garage. To the first floor there are four double-sized bedrooms including a principal bedroom with en-suite shower room and a separate family bathroom. There is ample parking to the front, and to the rear an enclosed south-facing garden.

Accommodation: All dimensions being approximate.

Entrance Hall: With a tiled floor, staircase rising to the first floor, part-glazed front door and obscure-glazed side panel, doors to:

Cloakroom: With a white suite comprising a low-level WC with a concealed cistern, wash basin and a tiled floor.

Study: 8'9" x 6'9" plus a double-glazed bay window to the front.

Dining Room: 11'5" x 8'3" plus a double-glazed dormer window.

Lounge: 16'0" plus door recess x 13'0" With an electric fire with a feature fireplace, French doors and side panels onto the rear garden and double doors to:

Kitchen/Breakfast Room: 19'5" x 10'2" With a comprehensive range of white high-gloss fitted units with contrasting quartz worksurfaces and a one and a half bowl scratch resistant sink with a Monobloc mixer tap, instant hot water tap, adjacent worksurfaces with drawers and cupboards beneath incorporating a full-sized dishwasher, an induction five-ring hob, fridge, freezer, combination oven and separate fan-assisted oven both of which are wi-fi enabled. Eye-level cupboard units, splashback and an extractor hood. Double glazed window to the rear and double sealed double-glazed French doors onto the rear garden, door to:

Utility Room: 6'2" x 5'8" With a stainless steel single drainer sink, space and

- **ENTRANCE HALL, CLOAKROOM, STUDY, DINING ROOM,**
- **LOUNGE, KITCHEN/BREAKFAST ROOM, UTILITY ROOM,**
- **FIRST FLOOR LANDING,**
- **PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM,**
- **THREE FURTHER DOUBLE-SIZED BEDROOMS,**
- **FAMILY BATHROOM, INTEGRAL DOUBLE GARAGE,**
- **PARKING AND SOUTH-FACING REAR GARDEN.**

plumbing for a washing machine and a tumble dryer. Door to the double garage.

First Floor:

Landing: With access via a pull-down loft ladder to the roof space. Cupboard housing a pressurised hot water cylinder and doors to:

Principal Bedroom: 13'2" x 10'4" With built-in wardrobes to one wall, double-glazed window to the front and door to:

Ensuite Shower Room: With a deep-tiled shower enclosure with thermostatic shower, low level WC with a concealed cistern, wash basin, vertical towel rail/radiator and an obscured double-glazed window to the front.

Bedroom Two: 12'9" x 11'6" With a double-glazed window to the front.

Bedroom Three: 11'7" x 10'0" With a double-glazed window to the rear.

Bedroom Four: 9'7" x 10'1" With a double-glazed window to the rear and built-in wardrobe.

Family Bathroom: With a white suite comprising a panelled bath with a shower attachment, low level WC with a concealed cistern, wash basin, vertical towel rail/radiator and an obscured double-glazed window to the rear.

Outside: To the front of the property is an open plan area of garden adjacent to which is a double-width driveway in turn providing access to the:

Double Garage: Measuring internally 18'1" x 18'0" With two metal up and over doors, one of which has got an electric opener, ample roof storage space and wall-mounted boiler. Personal door to the:

Rear Garden: Measuring 60' in width by 35' in length comprising a large, paved patio beyond which is an area laid mainly to lawn. The boundaries are post and rail and established beech hedging. External power point and cold-water tap.

