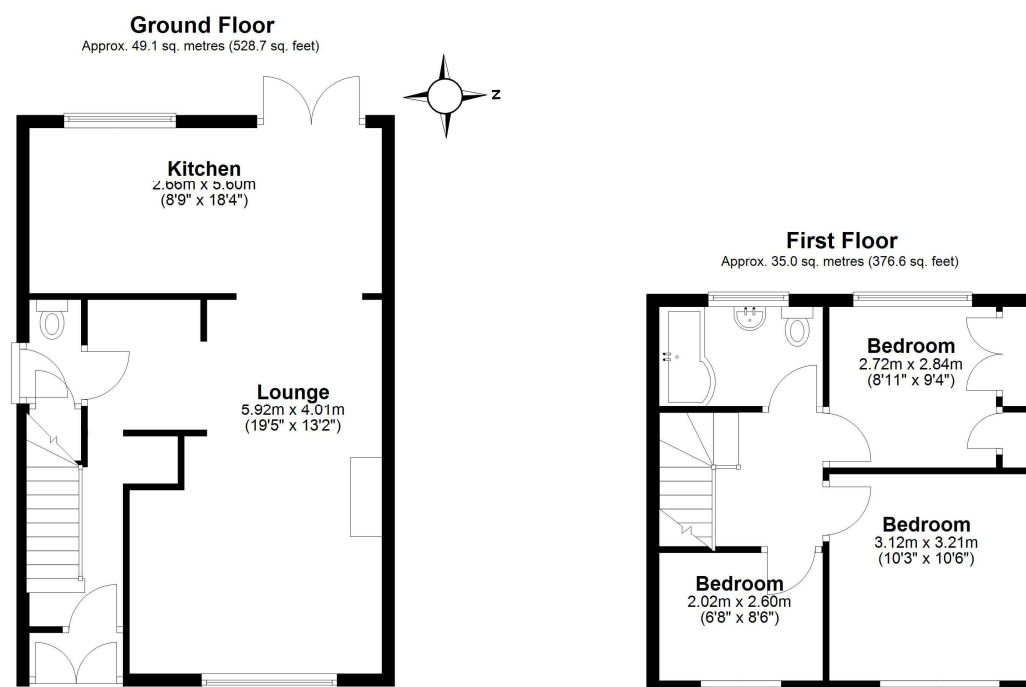




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



This floor plan provided by Home Circle Property is for illustrative purposes only. If there is any area where accuracy is required lease contact the appropriate agent for clarification. Plan produced using PlanUp. Areas and proportions are approximate and no responsibility is taken for an error omission or misstatement. Details shown on this floor plan including all measurements, areas and proportions cannot be guaranteed by either the provider or market/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.

22 Homefield Close, Beckington, -

Directions: Upon leaving Frome via the Bath Road/Old Ford Hill Road carry onto the B3090/A361 Frome by-pass and at the roundabout junction with the A36 (near White Row Farm) turn left onto the Old Warminster Road into Beckington after less than 1/4 turn left into Sandy Lane and then second left into Homefield Close where the property will be found at the end of the cul-de-sac towards 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.

***An extended, three bedroom semi-detached house which has been re-modelled and updated over the last 10 years *Superb kitchen/breakfast room extension to the rear with French doors onto a west facing enclosed rear garden *Air source heat pump, pv cells and central heating system all installed within the last 3 years *Cul-de-sac location with a single garage and parking for 3 cars *No onward chain**

Situation: The property lies at the end of a cul-de-sac within this established residential area in the attractive village of Beckington. The village has two schools nearby (a Church of England primary school and Springmead independent school) with middle and secondary school available within a five mile radius, two pubs, a village hall, church, tea rooms and Marks & Spencer food hall incorporated in the service station. Whiterow Farm Shop has a thriving restaurant and cafe, butchers and farm shop. Nearby Frome (2 miles) offers a comprehensive range of independent shops, cafes and bistros and there is a regular bus service to the Georgian city of Bath which lies approximately 12 miles away.

Description: This three-bedroom semi-detached house has been extensively modernised and re-modelled over the last 10 years with the addition of a single storey extension create a beautiful kitchen/breakfast room which has two large roof lights in addition to a window and French doors leading onto an enclosed west facing rear garden. Heating is provided via an air source heat pump linked to PV cells and radiators throughout, all of which was installed less than three years ago which creates a very efficient form of heating system. During the sunnier months this creates a surplus of electricity which is exported to the National Grid providing income for the owner. The downstairs cloakroom and first floor bathroom have both been re-fitted with the last 10 years. The property has ample parking for 3 cars in addition to a single garage.

Accommodation: All dimensions being approximate.

Entrance Porch: With a part glazed door to:

Entrance Hall: With a staircase and half landing rising to the first floor, radiator, understairs storage cupboard and door to:

Cloakroom: With a low-level WC with integrated wash basin, radiator, large understairs cupboard, and part glazed door to the side.

Lounge/Dining Room: With a large double-glazed picture window to the front, radiator, fireplace with a wood burning stove, tiled hearth and wooden mantle, storage cupboards to the side. Access to:

Kitchen/Breakfast Room: With a comprehensive range of cream finish fitted units with contrasting wooden work surfaces comprising a one and a half bowl ceramic sink, with mono bloc mixer tap, adjacent work surfaces incorporating a breakfast bar, full sized

- **ENTRANCE HALL**
- **CLOAKROOM**
- **DINING ROOM,**
- **BEAUTIFULLY FITTED KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES**
- **FIRST FLOOR LANDING**
- **THREE BEDROOMS**
- **BATHROOM**
- **PARKING, GARAGE, GARDENS**

dishwasher, integrated tray, storage, electric fan assisted double oven, four ring induction hob with extractor hood above, fridge/freezer and shelved recess. Radiator, two large double-glazed roof lights. double-glazed window and double, sealed double-glazed French doors onto the garden.

First Floor:

Landing: With a double-glazed window to the side, access to an insulated roof space housing the hot water tank with immersion heater fitted. Doors to:

Bathroom: With a stylish suite comprising a shower bath with glazed screen and electric shower, integrated vanity and WC with a concealed cistern, chrome finish vertical towel rail/radiator and an obscure double-glazed window to the rear.

Bedroom 1: With a radiator and double-glazed window to the front.

Bedroom 2: With a radiator, linen cupboard and built-in wardrobe. Double glazed window to the rear.

Bedroom 3: With a radiator, double-glazed window to the front and integrated single bed.

Outside: To the front of the property is a gravelled area adjacent to which is a tarmacked driveway in turn leading to the:

Single Garage: Measuring internally 16'8"x8' with a metal up and over door, power and light connected, window to the side and a side personal door.

The Rear Garden: With an established stone wall to the rear, the garden which is west facing, has an average depth of 30' by an average width of 27' and comprises a large, paved patio beyond which is an area laid to lawn. There is a wooden garden shed measuring 12'x5'6".

