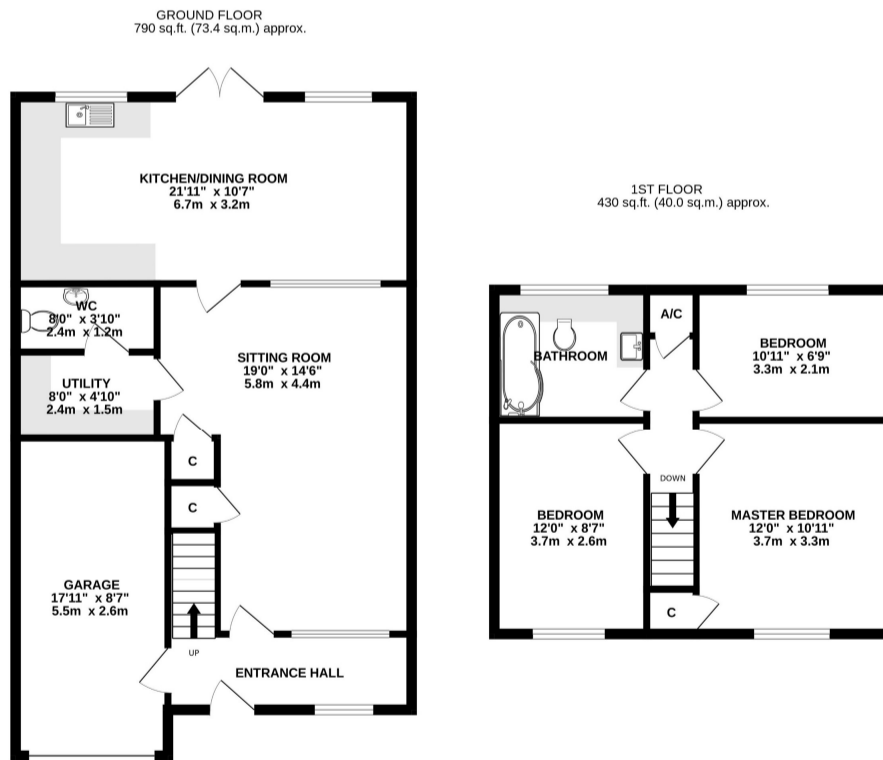


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions: From our offices in the Market Place proceed to the top of North Parade and towards Fromefield, take the turning left into Spring Road and then right into Leys Lane and they right again into Leystone Close where the property will be found on the left hand side.

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McAllisters is a trading name of Haines and Associates Limited, registration no 09918653. Registered office: 13 Market Place, Frome, BA11 1AB. Registered in England and Wales.

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 spacious, extended three-bedroom modern house * Large full width kitchen/dining room with French doors onto an enclosed low maintenance west facing rear garden * All windows and external doors have been replaced over the last eighteen months (2024/2025) * Stylish bathroom (re-fitted within the last five years) in addition to a downstairs cloakroom * Single garage and ample parking to the front.**

- **SPACIOUS ENTRANCE PORCH**
- **LIVING ROOM**
- **UTILITY, CLOAKROOM**
- **KITCHEN/DINING ROOM**
- **FIRST FLOOR, LANDING**
- **FAMILY BATHROOM, THREE BEDROOMS**
- **AMPLE PARKING, SINGLE GARAGE**
- **ENCLOSED WEST FACING REAR FACING GARDEN**

Situation: The property lies within a cul-de-sac setting on the favoured Bath side of the town approximately half a mile from the town centre. Frome 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: This beautifully presented three-bedroom house is much larger than it would appear from the front photograph. The full width rear extension creates a sizable kitchen/dining room which is fitted with a range of units and an integrated electric double oven, ceramic hob, fridge and freezer. There is a separate utility room and off that a cloakroom to the ground floor. To the first floor the bathroom is a stylish suite that was re-fitted approximately five years ago, there are two double sized bedrooms and a third good sized single. With ample parking to the front there is a single garage with an electric door that was replaced in 2025 and to the rear an enclosed low maintenance west facing garden.

All dimensions being approximate.

Entrance Porch: With a part-glazed panelled front door, radiator, staircase rising to the first floor, double-glazed window to the front, personal door to the garage and further door to:

Lounge: With a window providing borrowed light to the front, radiator, understairs storage cupboard, door and further window to the kitchen/dining room and internal door to:

Utility Room: With a range of base cupboard units and incorporating space and plumbing for a washing machine and space for a tumble drier or freezer. Further door to:

Cloakroom: With a white suite comprising a low-level WC and pedestal wash basin.

Kitchen/Dining Room: With to one side a range of cream finish base and wall cupboard units, wood effect work surfaces comprising a stainless steel one and a half bowl single drainer sink with a mono bloc mixer tap, adjacent work surfaces with drawers and cupboards beneath and incorporating an electric fan assisted

double oven, ceramic four ring hob, integrated fridge and freezer, eye level cupboard units and a stainless steel finish extractor hood. Ceramic tiled floor, two radiators, two double-glazed windows to the rear and double, sealed double-glazed French doors onto the rear garden.

First Floor:

Landing: With a cupboard housing a Worcester Bosch gas fired combination boiler supplying domestic hot water and central heating to radiators. Door to:

Bedroom 1: With a large, double-glazed picture window to the front, radiator and overstairs wardrobe.

Bedroom 2: With a large, double-glazed picture window to the front, radiator and laminate floor.

Bedroom 3: With a large, double-glazed picture window to the rear and a radiator.

Bathroom: With a white suite comprising a shower bath with a wall mounted thermostatic overhead rain shower and separate rain shower, glazed screen, low level WC with a concealed cistern, Integrated wash basin, chrome finish vertical towel rail/radiator and a large obscure double-glazed window to the rear.

Outside: To the front of the property is a generous sized blocked paved area of parking and in turn access to the:

Single Garage: Measuring internally 17'10"x8'9" with an electrically operated roller shutter garage door, power and light connected.

The Rear Garden: Measurers 24' in width by 25' in length comprising a large, paved patio with raised beds to the rear and enclosed by timber fencing. The garden enjoys a good degree of privacy and a westerly aspect.

