

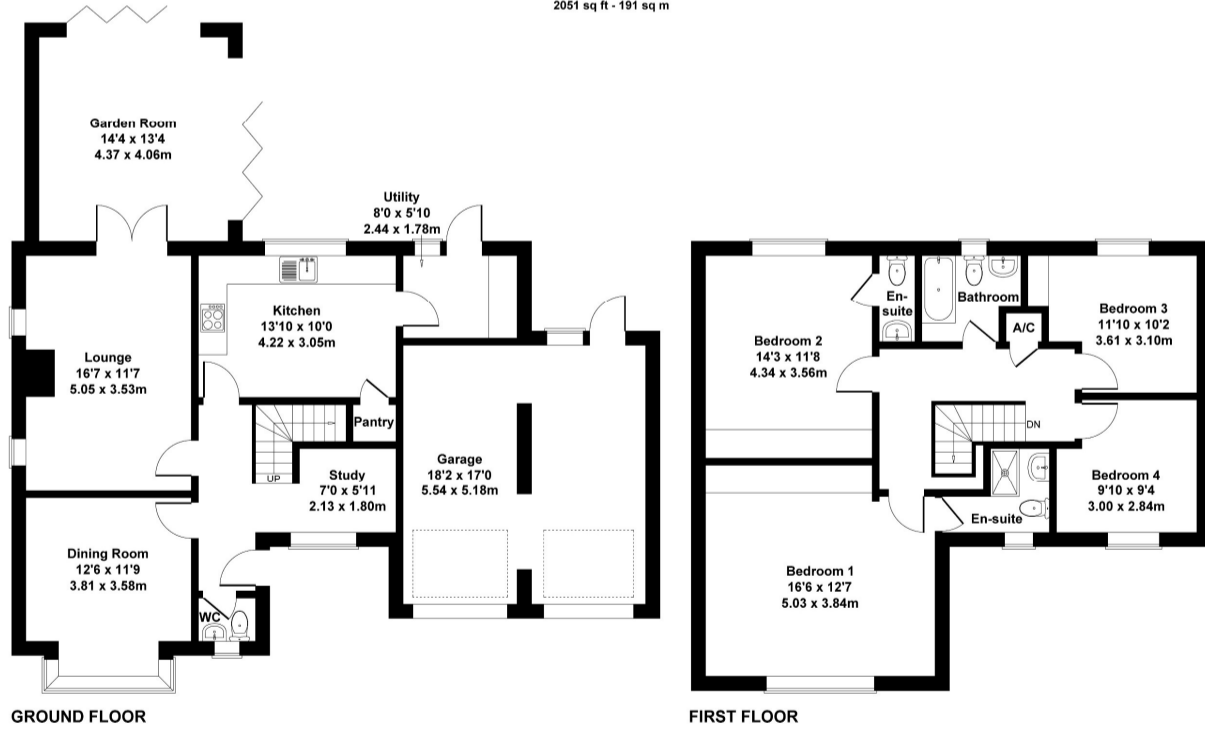


McAllisters Estate Agents Frome
 Market Place, Frome
 BA11 1AB
 T: 01373453592
 E: info@mcallistersestateagents.co.uk



2 St Lukes Road, BA11 6SE
 Approximate Gross Internal Area
 2051 sq ft - 191 sq m

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		



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Directions: On approaching Beckington from the A361 Frome/Bath road take the first turning left onto Warminster Road past the turning on the right and then take the turning right into Sandy Lane at the junction with Goose Street turn right again past the Foresters and then right into The Lays turning left into St. Lukes and the property will be found on the right hand side.

www.mcallistersestateagents.co.uk



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 substantial four double bedroom detached family home *Three reception rooms including a triple aspect garden room with access onto the garden and terrace *En-suite shower room to the principal bedroom in addition to a first floor family bathroom and ground floor cloakroom *Parking and double garage*Attractive cul-de-sac setting within this popular village.**

Situation: The property lies within a cul-de-sac in the popular village of Beckington which has a Primary school, Independent school (Springmead), cafe, church, village hall, and a Marks & Spencer food hall attached to the petrol station. The nearby Beckington farm shop also has a cafe and the market town of Frome lies approximately 2 miles and has a comprehensive range of independent shops, cafes and bistros together with national chains including Marks & Spencer. The Georgian city of Bath lies approximately 11 miles.

Description: This executive four double bedroom detached family house offers versatile accommodation arranged over two floors and with a private west facing enclosed rear garden. There is parking to the front in addition to a double garage with internal access through to the utility room. The property has upvc sealed double glazed windows throughout together with gas fired central heating to radiators and a wood burning stove to the lounge.

Accommodation: All dimensions being approximate.

Entrance Hall: With a part glazed front door, staircase rising to the first floor, radiator, and door to:

Cloakroom: With a white suite comprising a low-level WC, wash basin, radiator and a double-glazed window to the front.

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

Dining Room: With a double-glazed bay window to the front and a radiator.

Lounge: With two double glazed windows to the side, radiator and a wood burning stove with decorative stone surround and hearth. Bi-fold doors to:

Garden Room: This superb triple aspect room has a double-glazed roof and bi-fold doors to the rear and side elevations leading onto the gardens. Vertical radiator.

Kitchen/Breakfast Room: With a range of fitted base and wall cupboards incorporating a stainless steel one and a half bowl single drainer sink with adjacent work surfaces, drawers and cupboards beneath together with an integrated electric oven and gas four ring hob, full sized dishwasher, wall cupboard incorporating an extractor hood, larder cupboard, double glazed windows to the rear and door to:

- **ENTRANCE HALL, CLOAKROOM, STUDY, DINING ROOM,**
- **LOUNGE, GARDEN ROOM, KITCHEN/BREAKFAST ROOM,**
- **UTILITY ROOM, FIRST FLOOR, LANDING,**
- **PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM,**
- **THREE FURTHER DOUBLE SIZED BEDROOMS,**
- **FAMILY BATHROOM, PARKING, DOUBLE GARAGE, GARDENS**

Utility Room: With a stainless steel single drainer sink, space and plumbing for a washing machine and tumble drier. Radiator. Wall mounted Worcester Bosch, Greenstar gas fired boiler supplying domestic hot water and central heating to radiators. Double glazed window and part glazed door to the rear garden and personal door leading to the double garage.

First Floor:

Galleried Landing: With access to an insulated roof space and an airing cupboard with a factory lagged hot water cylinder. Doors to:

Principal Bedroom: This spacious room has double glazed windows to the front, two double built-in wardrobes and access to:

En-Suite Shower Room: With a tiled shower enclosure, low level WC, pedestal wash basin, radiator and an obscure double-glazed window to the front.

Bedroom 2: With double glazed windows to the rear, radiator and a built-in double wardrobe.

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

Bedroom 4: With a radiator and a double-glazed window to the front.

Family Bathroom: With a white suite comprising a panelled bath with shower attachment and adjacent ceramic wall tiling, low level WC, pedestal wash basin, vertical towel rail/radiator and obscure double-glazed windows to the rear.

Outside: To the front of the property is a resin bonded driveway with parking for two vehicles adjacent to which is an open plan area of garden. The parking spaces in turn lead to the:

Double Garage: With two metal up and over doors, power and light connected and with a window and part glazed personal door to the rear garden.

The Rear Garden: Is laid mainly to lawn and with a resin bonded path and patio area extending to the side with gated access. It is enclosed by timber fencing with established trees and bushes providing a good level of privacy to this west facing garden.

