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Directions: From our offices in the Market Place proceed to the top of North Parade turning left into Welshmill Road and then second right into Park Hill Drive following the road around and just before the junction with Leys Lane turn right into Heath Drive and then left into Foxbury Close where the property will be found on the left hand side.

[www.mcallistersestateagents.co.uk](http://www.mcallistersestateagents.co.uk)



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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.

**\*A well-presented two bedroom semi-detached bungalow within an attractive cul-de-sac setting \*The property has a double glazed garden room overlooking the rear garden in addition to a main lounge/dining room \*Parking and a single garage\*No onward chain**

**Situation:** The property lies within an attractive cul-de-sac which is almost level walking distance into the town centre via the attractive river walk past the Cheese & Grain. From town centre lies a little over 1/4 mile and has a comprehensive range of independent shops, boutiques and cafes together with national chains including Marks & Spencer. The Georgian city of Bath lies approximately 13 miles.

**Description:** This semi-detached bungalow offers versatile accommodation with two bedrooms (the main bedroom with built-in bedroom furniture) and the second bedroom having access via a French door to a double glazed garden room with a radiator and French doors leading onto a landscaped, private, east facing rear garden. The property has sealed double glazed windows throughout and gas fired central heating to radiators. No onward chain.

**Accommodation:** All dimensions being approximate.

**Entrance Hall:** With a part glazed door, radiator, linen cupboard and access to the roof space via a loft ladder.

**Kitchen:** 16'x7'5" With a range of light oak fitted units with contrasting work surfaces comprising a one and a half bowl single drainer sink with mono bloc mixer tap, adjacent work surfaces with drawers and cupboards beneath and incorporating a gas oven and a four ring hob with extractor hood above, a range of wall cupboard units, and a cupboard housing a Vaillant gas fired combination boiler which was fitted around 2020 and supplies domestic hot water and central heating to radiators. Space and plumbing for a dishwasher and space for a fridge/freezer. Double glazed windows to the side and front elevation. Radiator, tiled floor and a fifteen pane glazed door to:

**Lounge/Dining Room:** 15'10"x11'8" With a large double glazed window to the front with window shutters and a double radiator.

**Bedroom 1:** 11'7"x10'7" With a range of built-in bedroom furniture incorporating space for a double bed with bedside cabinets and a wardrobe. Radiator and double glazed windows and French doors leading onto the rear garden.

- **ENTRANCE HALL,**
- **FITTED KITCHEN WITH INTEGRATED OVEN AND HOB,**
- **LOUNGE/DINING ROOM, SHOWER ROOM,**
- **TWO BEDROOMS, GARDEN ROOM, PARKING,**
- **GARAGE AND GARDENS**

**Shower Room:** With a wet room shower incorporating a walk-in shower with a wall mounted electric shower, wash basin and low level WC. Vertical towel rail/radiator.

**Bedroom 2:** 8'8"x8'7" With a radiator and a double glazed French door to:

**Garden Room:** 8'7"x8'5" With a vertical radiator and double glazed windows to the side and rear elevation together with double, French doors onto the rear garden.

**Outside:** To the front of the property is an open plan area of garden laid to lawn and with flower beds adjacent to which is a concrete driveway. A concrete ramp and adjacent low brick wall and rail obstructs vehicular access to the remaining driveway and garage but could be removed if required .

**Single Garage:** 16'x7'10" With an electric roller door, power and light connected and with a window to the rear. A wooden gate in turn provides access to:

**The Rear Garden:** Which is of a generous sized measuring approximately 60' in length by 30' in width comprising a wooden decking area leading to an area laid to lawn with steps up to a further lawned area and then three further terraced areas laid to flowers and shrubs. The garden is enclosed by timber fencing to two sides and enjoys an easterly aspect.