

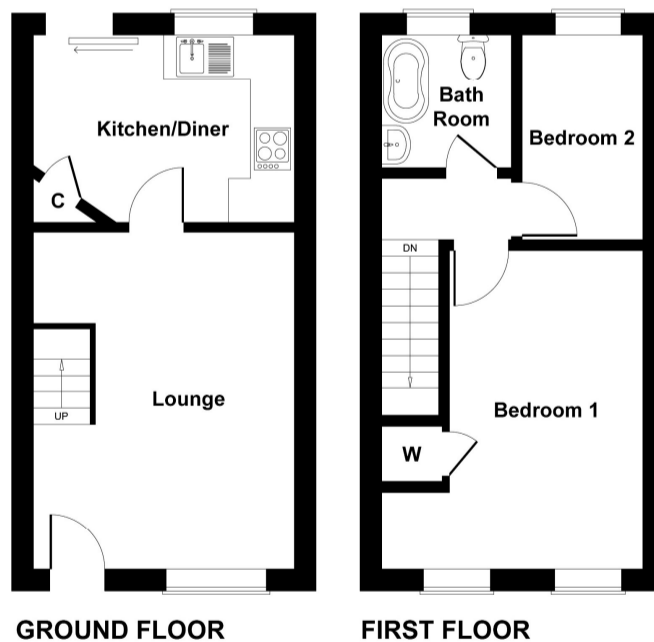


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10 Keyfield Field Cottages, Little Keyford Lane, Frome, BA11 5BT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 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: From our offices in the Market Place proceed to the top of Bath Street at the top carry straight across into Gore Hedge turning immediately left into Keyford, at the traffic lights carry straight across into Culverhill past the Co-Op on the right hand side and then take the turning right into Little Keyford Lane, past the turning to Marston Lane and the property will be found on the left hand side marked by a for sale sign.

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 beautifully presented two-bedroom cottage style property * Fitted kitchen/breakfast room with an integrated oven and hob * Enclosed west facing rear garden with a nearby single garage and parking space * Gas fired central heating to radiators and UPVC sealed double-glazed windows**

- **LIVING ROOM**
- **KITCHEN/BREAKFAST ROOM**
- **FIRST FLOOR, LANDING**
- **TWO BEDROOMS, BATHROOM**
- **GARDENS TO THE FRONT AND REAR**
- **SINGLE GARAGE AND PARKING SPACE**

Situation: The property lies towards the outskirts of the town close to open fields and countryside and a little over a mile from the town centre. Frome offers a comprehensive range of independent shops, cafes and bistros together with national chains including Marks & Spencer. The Georgian city of Bath lies approximately 13 miles.

Description: Believed to have been built in the late 1990's this cottage style house offers characterful accommodation arranged over two floors with a sitting room to the front beyond which is a kitchen/breakfast room with a range of stylish fitted units with an integrated oven, hob and extractor hood. Double glazed sliding patio doors lead onto a low maintenance west facing rear garden. To the first floor there are two double sized bedrooms in addition to a family bathroom. Accommodation: All dimensions being approximate.

Sitting Room: 15'8"x11'8" With a double-glazed window to the front, radiator, staircase rising to the first floor, understairs recess and door to:

Kitchen/Breakfast Room: 11'8"x8'8" With a corner storage cupboard, radiator and a range of fitted units incorporating a stainless steel one and a half bowl with a single drainer sink with adjacent work surfaces, drawers and cupboards beneath, integrated electric oven and gas four ring hob with extractor an hood above, space and plumbing for a washing machine, space for a fridge/freezer, wall mounted Baxi gas combination boiler supplying domestic hot water and central heating to radiators. Double glazed window and double-glazed sliding patio doors onto the rear garden.

First Floor:

Landing: With access to an insulated roof space and doors to:

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

Bedroom 1: 14'1"x11'9" narrowing to 8'8" With built-in wardrobes and an overstairs storage cupboard. Radiator and two double-glazed windows to the front.

Bedroom 2: 10'5"x6'7" With a radiator and a double-glazed window to the rear.

Outside: To the front of the property is an open plan area of garden which is well stocked with various shrubs and trees. To the rear is a garden measuring approximately 25' in length by 13'10" in width comprising a paved patio beyond which is an area gravelled with flower beds shrubs and bushes. The garden is enclosed by timber fencing and affords a westerly aspect. Beyond the garden is a block of garages where the garage for number 10 will be found with a single parking space to the front.

