



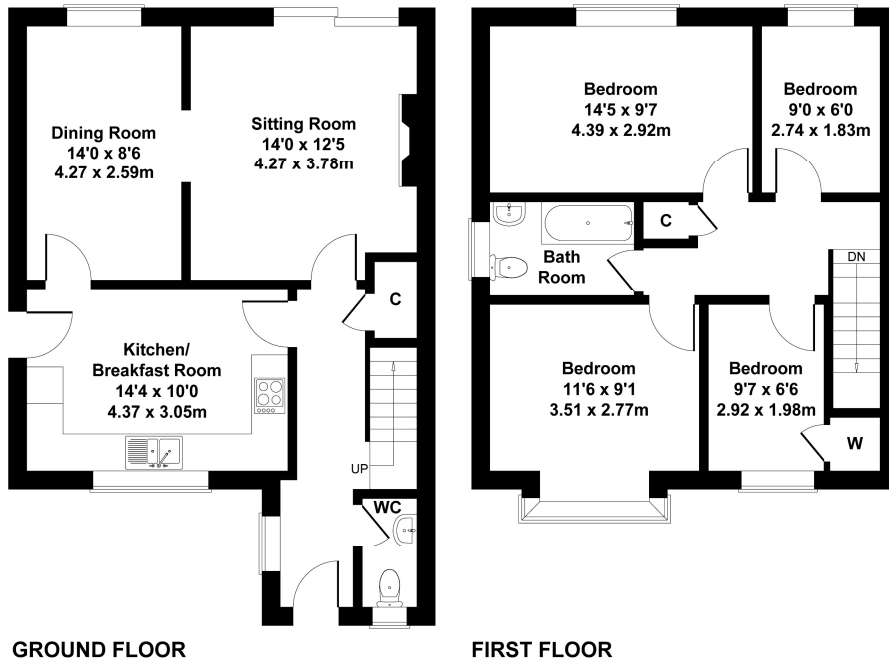
McAllisters Estate Agents Frome
 Market Place, Frome
 BA11 1AB
 T: 01373453592
 E: info@mcallistersestateagents.co.uk



25 Magnolia Close, BA11 2TT

Approximate Gross Internal Area
 1116 sq ft - 104 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	81 B
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
 FIRST FLOOR
 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 North Parade, at the junction with Bath Road bear left at the traffic lights turn right into Princess Ann Road, over the roundabout into Stonebridge Drive, continue over the roundabout at the junction with Forest Road and then take the turning left into Acacia Drive and then left again into Magnolia Close bearing right towards the end of a further cul-de-sac and there bear left and the property will be found at the end.

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.

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.

***A well-presented, four bedroom detached family house *Two reception rooms both overlooking a west facing corner plot rear garden *Modern fitted kitchen with an integrated double oven, four ring hob, fridge and freezer *Single garage and parking for a minimum of two vehicles to the front *Attractive cul-de-sac setting *No onward chain.**

Situation: Tucked away at the end of this quiet cul-de-sac on the favoured Bath side of the town the property lies a short distance from a small parade of shops including a Tesco Express, Pharmacy and Florist. The Frome College, Sports centre and Selwood Middle School all lie within a 1/4 mile radius and the town centre lies a little over a mile away with its 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: Tucked away at the end of this cul-de-sac lies 25 Magnolia Close, a four bedroom detached family house which has upvc sealed double glazed windows and gas fired central heating to radiators. The kitchen/breakfast room has a comprehensive range of fitted units with solid wood work surfaces an integrated fan assisted oven, gas four ring hob and integrated fridge and freezer. A door from this room takes you into a dining room and beyond this a living room which has double glazed sliding patio doors onto a larger than average west facing rear garden which affords a good degree of privacy and is laid mainly to lawn with paved patios. Providing an excellent family home the property is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Entrance Hall: With a part glazed, panelled front door, double glazed window to the side, two radiators, staircase rising to the first floor, understairs cupboard and door to:

Cloakroom: With a white low level WC, wash basin, tiled splash, radiator and an obscure double glazed port hole window to the front.

Kitchen/Breakfast Room: 14'4"x10' With a range of white finished fitted units with contrasting wooden work surfaces and incorporating a stainless steel one and a half bowl single drainer sink with mono mixer tap, adjacent work surfaces and drawers and cupboards beneath and incorporating an electric fan assisted oven, gas four ring hob with extractor hood above, integrated fridge and freezer, space and plumbing for a washing machine and dishwasher. Eye level cupboard units, breakfast bar area with a wine rack and a display cabinet. Double glazed window to the front, half obscure glazed door to the side and door to:

Dining Room: 14'x8'6" With a radiator and double glazed window to the rear. Access to:

- **ENTRANCE HALL, CLOAKROOM,**
- **KITCHEN/BREAKFAST ROOM, DINING ROOM,**
- **LIVING ROOM, FIRST FLOOR, LANDING,**
- **FOUR BEDROOMS (TWO ARE OF DOUBLE SIZE),**
- **FAMILY BATHROOM, SINGLE GARAGE, PARKING,**
- **PRIVATE WEST FACING REAR GARDEN**

Lounge: 14'x12'5" With a stone display fireplace surround with an electric fire, two radiators and double glazed sliding patio doors onto the rear garden.

First Floor:

Landing: With a double glazed window to the side, access to an insulated roof space, radiator, and airing cupboard with slatted and a factory lagged hot water cylinder linked to a Baxi gas fired boiler situated in the kitchen and providing domestic hot water and central heating to radiators.

Bedroom 1: 14'5"x9'7" With a radiator and double glazed window to the rear.

Bedroom 2: 11'6"x9'1" With a radiator and double glazed window to the front.

Bedroom 3: 9'7"x6'6" With a radiator and double glazed window to the rear.

Bedroom 4: 9'1"x6' With a radiator, double glazed window to the front and a built-in shelved cupboard.

Family Bathroom: With a suite comprising a panelled bath with adjacent ceramic wall tiling, wall mounted electric Mira shower with a glazed shower screen, pedestal wash basin, low level WC, chrome finish vertical towel rail/radiator and an obscure double glazed window to the side.

Outside: To the front of the property is a gravelled area providing additional hardstanding adjacent to a tarmacked driveway which provides adequate parking for at least two cars. There is an outside cold water tap to the side. A gate and pathway in turn leads to the:

Single Garage: With a metal up and over door.

Rear Garden: Which being a corner plot is of a generous size with a maximum width of 64' and a maximum depth of 40' laid to patio and lawn with established flower borders and shrubs. Wooden garden shed. The garden enjoys a westerly aspect and affords a good degree of privacy.

