



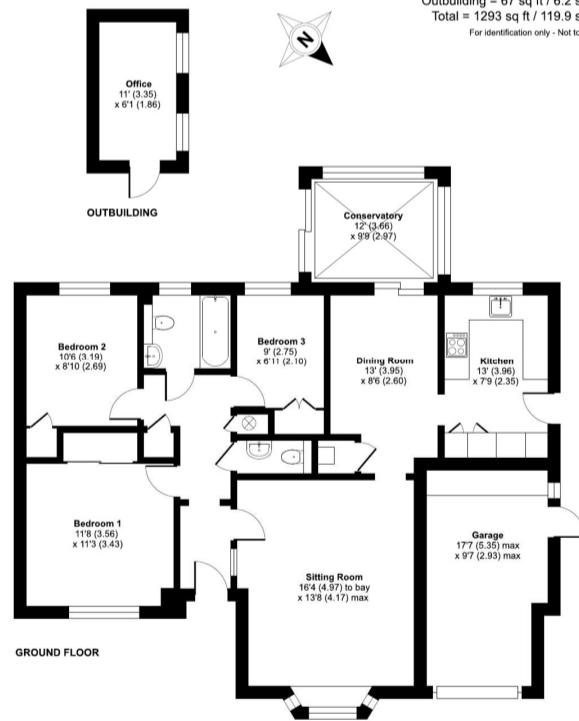
McAllisters Estate Agents Frome
 Market Place, Frome
 BA11 1AB
 T: 01373453592
 E: info@mcallistersestateagents.co.uk



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Frome, Somerset, BA11

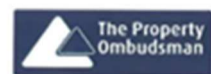
Approximate Area = 1071 sq ft / 99.4 sq m
 Garage = 155 sq ft / 14.3 sq m
 Outbuilding = 67 sq ft / 6.2 sq m
 Total = 1293 sq ft / 119.9 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Haines and Associates Ltd T/A McAllisters Estate Agents. REF: 1468759

Directions: From our offices in the Market Place proceed to the top of North Parade turning right into Berkley Road at the traffic lights carry straight across and after approximately 1/4 mile take the turning left into Brunel Way and then left again into Churchward Drive turning left again into Braithwaite Way and left again into Stirling Way bearing right into a small cul-de-sac where the property will be found at the very end.

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 beautifully presented three bedroom detached bungalow situated at the end of a small cul-de-sac * Three receptions in addition to a studio/garden office * Enclosed and well stocked west facing rear garden * The property has been the subject of extensive updating works over the last 4 years including the replacement of all floor coverings, Artex ceilings and updating of the kitchen and replacement of the family bathroom and cloakroom * Flexible accommodation to suit both a stylish family or those looking for a retirement property

Situation: The property lies at the end of a small cul-de-sac on the favoured Bath side of the town. There is a small parade of shops incorporating a Tesco Express, a pharmacy and florist less than 1/4 mile and the property is well situated for the Selwood Middle School, Hayesdown Primary School and Frome College. The town centre lies approximately a mile away and has a comprehensive range of independent shops, boutiques, cafes including national chains including Marks & Spencer. The Georgian city of Bath lies approximately 13 miles away.

Description: This good sized three bedroom detached bungalow has been the subject of extensive work by the current owner to create a comfortable family home which has a contemporary feel incorporating a Karndean LVT flooring to the entrance hall, lounge, dining room, kitchen and cloakroom and tiled floors to the recently refurbished bathroom and carpet to the remaining rooms. All internal doors have been replaced together with door furniture, light switches and sockets and the kitchen has been updated with the addition of new Quartz work surfaces and adjacent metro style tiling. The southwest facing garden is stocked with a variety of shrubs, bushes and plants and has a recently added a bespoke studio/garden office which is insulated and of timber construction and has power, light and broadband connected.

Accommodation: All dimensions being approximate.

Entrance Hall: With part obscure glazed front door, linen cupboard housing a factory lagged hot water cylinder and separate cloaks cupboard. Access to an insulated roof space and door to:

Cloakroom: With a modern white suite comprising a low-level WC with a concealed cistern, vanity wash basin and tiling to half height.

Lounge: With a double-glazed bay to the front with deep windowsill and window shutters. Archway through to:

Dining Room: With a cupboard housing a Johnson & Starley boiler supplying domestic hot water and blown hot air via ducts throughout the property. Double-glazed sliding doors to the garden/ family room access through to:

Kitchen: With comprehensive range of cream finish fitted units with Quartz work

- ENTRANCE HALL
- LOUNGE
- DINING ROOM
- GARDEN ROOM/FAMILY ROOM
- FITTED KITCHEN
- CLOAKROOM
- PRINCIPAL BEDROOM
- TWO FURTHER BEDROOMS
- FAMILY BATHROOM
- PARKING, SINGLE GARAGE
- SOUTHWEST FACING GARDENS WITH STUDIO/OFFICE

surfaces comprising a one and a half bowl single drainer sink, integrated dishwasher, drawers and cupboards beneath, fridge, freezer, electric fan assisted oven and a microwave. Space and plumbing for a washing machine, wall cupboard units, metro tiling, double-glazed window to the rear and half glazed door to the side.

Garden/Family Room: Of UPVC sealed double-glazed construction and with a central ceiling fan and light and a double-glazed sliding door to the garden.

Bedroom 1: With built-in wardrobes and a double-glazed window to the front.

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

Bedroom 3: With built-in wardrobe and a double-glazed window to the rear.

Family Bathroom: With a white suite comprising a panelled bath with adjacent ceramic wall tiling, an overhead rain shower and separate hand shower with glazed shower screen, vertical towel rail/radiator, low level WC with a concealed cistern, wash basin with cupboard beneath, tiled floor and an obscure double-glazed window to the rear.

Outside: To the front of the property is a block paved area of driveway in turn providing access to:

Single Garage: With a metal up and over door, power and light connected and a side personal door. There is an area of shrubs and trees to the front and to the rear is a good sized garden which is laid predominately to lawn with established shrubs, trees and flowers including several established trees providing a good level of privacy. There is a paved patio to the side and in turn access to the:

Studio/Garden Room: Which is of timber construction, insulated and with power and light and broadband connected creating an excellent workspace. To the side is a pergola with gravelled area providing a superb seating space within this enclosed southwest facing garden.

