

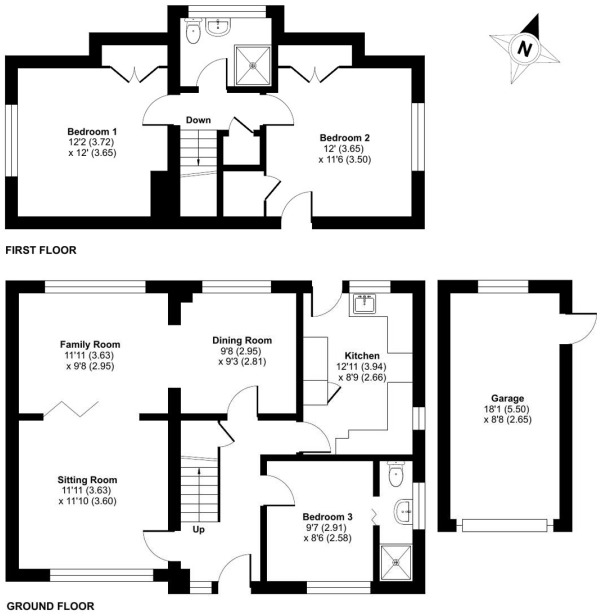


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Northcote Crescent, Frome, Somerset, BA11

Approximate Area = 1129 sq ft / 104.8 sq m
Garage = 157 sq ft / 14.5 sq m
Total = 1286 sq ft / 119.3 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 2026. Produced for Haines and Associates Ltd T/A McAllisters Estate Agents. REF: 1476771

Directions: From our offices in the Market Place proceed to the top of North Parade at the junction with Bath Road bear left proceed through the traffic lights and then turn immediately left into Grange Road and then immediately right into Northcote Crescent where the property will be found on the left hand side.

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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 versatile three bedroom detached chalet style bungalow ***
Three reception rooms two of which are divided with bi-fold doors creating a larger dual aspect living space *
En-suite shower room to the ground floor bedroom in addition to a family bathroom to the first floor *
Fitted kitchen with access onto an enclosed and well-stocked south facing rear garden *
Parking and a single garage with an electric car charging point

Situation: The property lies on the Bath side of the town within this established residential area of similar properties built in the 1960's. There is a nearby bus stop in Bath Road and a small parade of shops including a Tesco Express, Pharmacy and Florist on the junction of Stonebridge Drive and Forest Road a little over 1/4 of a mile away. The town centre lies approximately one mile away and has a 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: This versatile detached three bedroom chalet style property was built approximately 60 years ago and has been the subject of improvement works by the current owner over the last 12 years of their ownership. What was originally the main dual aspect reception room has been divided with a pair of oak bi-fold doors to create two receptions with the front area being used as an occasional fourth bedroom. Also to the ground floor is a bedroom with en-suite shower room in addition to two double bedrooms situated to the first floor served by a central bathroom. The kitchen has a range of fitted units and direct access onto an enclosed well-stocked south facing rear garden which has a number of established trees including two apple trees and affords a good degree of privacy. The electricity consumer unit has been updated and within the garage there is a charging point for an electric car. Providing a future proof home the property is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Entrance Hall: With a part obscure sealed double-glazed front door and side panel, radiator, a staircase rising to the first floor, understairs storage cupboard and door to:

Reception 1: With a double-glazed window to the front, radiator and a pair of oak framed bi-fold doors leading through to:

Sitting Room: With a radiator, double-glazed window to the rear and access through to:

Dining Room: With a radiator and a double-glazed window to the rear. Door in turn leading to the entrance hall.

Kitchen: With a range of wood effect fitted units with contrasting work surfaces comprising a stainless steel single drainer sink, adjacent work surfaces with drawers and cupboards beneath, a slot-in cooker with a gas four ring hob, space and plumbing for a

- **ENTRANCE HALL**
- **RECEPTION ONE/BEDROOM FOUR**
- **SITTING ROOM**
- **DINING ROOM**
- **FITTED KITCHEN**
- **BEDRDOOM ONE WITH EN-SUITE SHOWER ROOM**
- **FIRST FLOOR LANDING**
- **FAMILY BATHROOM**
- **TWO DOUBLE SIZED BEDROOMS**
- **PARKING, GARAGE AND GARDEN**

washing machine and dishwasher, integrated fridge and freezer and wall cupboard units, stainless steel finish extractor hood, radiator, double-glazed window to the side, double-glazed window to the rear and half glazed door to the rear garden.

First Floor:

Landing: Deep linen cupboard with slatted shelves and a Worcester Bosch gas fired combination boiler supplying domestic hot water and central heating to radiators. Doors to:

Bedroom 1: With eaves storage and access to the roof space, radiator and a double-glazed window to the side.

Bedroom 3: With eaves storage, radiator, linen cupboard and a double-glazed window to the side.

Shower Room: With a tiled shower enclosure with thermostatic shower, vanity wash basin, low level WC. chrome finish towel rail/radiator and an obscure double-glazed window to the rear.

Outside: To the front of the property is an open plan area of garden laid mainly to lawn with flower borders and a tarmacked driveway in turn providing access to the:

Single Garage: Which has a metal up and over door, power and light connected, obscure glazed window to the rear, side personal door and a pod point electric car charger.

The Rear Garden: Is accessed via a side gate and is laid mainly to lawn with a vegetable garden to the side. greenhouse of aluminium construction with hedging and several established fruit trees. The garden enjoys a southerly aspect and affords a good degree of privacy.

