



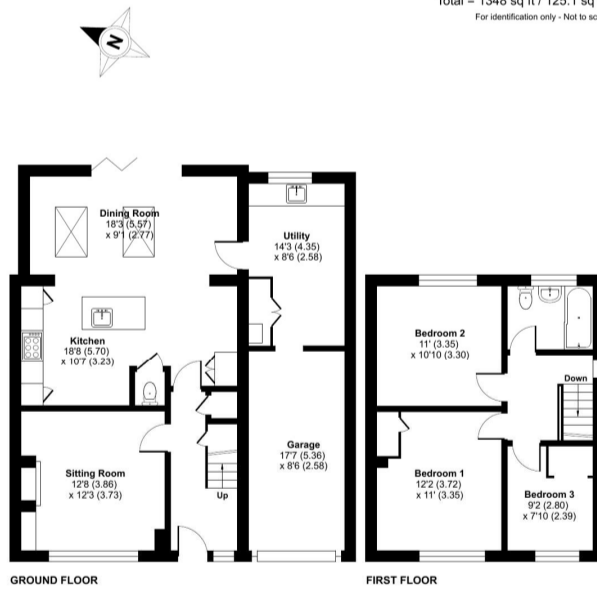
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Park Hill Drive, Frome, Somerset, BA11

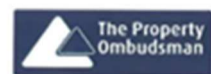
Approximate Area = 1199 sq ft / 111.3 sq m
 Garage = 149 sq ft / 13.8 sq m
 Total = 1348 sq ft / 125.1 sq m
 For identification only - Not to scale



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: 1479640

Directions: From our offices in the Market Place proceed to the top of North Parade turning left into Welshmill Road, take the second turning right into Park Hill Drive and the property will be found on the right 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 beautifully presented, extended three bedroom semi-detached house * Large kitchen/dining/family room with bi-fold doors leading out to an east facing enclosed rear garden * Lounge with fitted cabinetry and a wood burning stove with stone surround * Downstairs cloakroom in addition to a refurbished first floor family bathroom * Convenient location less than 1/4 mile of easy walking distance into the town centre

Situation: The property lies within this established residential area a stone's throw from a park and with easy access to the town centre via the river walk. Frome offers 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: Built in 1963 this good sized three bedroom semi-detached house has been the subject of extensive work over the last eight years including a full width single storey extension to the rear creating a superb kitchen/dining/family room with bi-fold doors opening onto a landscaped east facing rear garden. All floor coverings have been replaced in the last 8 years in addition to the first floor bathroom. The house has been freshly re-decorated and has a wood burning stove to the lounge creating a focal point and with a decorative stone surround. There is ample parking to the front in addition to a single garage.

Accommodation: All dimensions being approximate.

Entrance Hall: With a part glazed front door and side panel, staircase rising to the first floor with an understairs recess and the option to create additional storage to the side. Radiator and door to:

Lounge: With a wood burning stove and decorative stone surround, built-in cabinet and shelving to the side, radiator and window to the front.

Kitchen/Dining/Family Room: With a comprehensive range of cream finish fitted units with contrasting oak work surfaces and incorporating a porcelain butlers sink within a central island unit, adjacent full sized dishwasher, Smeg stainless steel finish range cooker with a six ring gas hob, adjacent work surfaces and cabinets with a full sized fridge and separate full sized freezer, further larder cupboard unit. The later addition has two large double-glazed roof lights and bi-folding doors to the rear, a media wall with adjacent dresser unit (which may be available by separate negotiation), contemporary radiator, door to the utility area and further door to:

Cloakroom: With a white low-level WC with integrated wash basin

Utility Area: With a stainless steel single drainer sink, cabinet with space and

- ENTRANCE HALL
- LOUNGE
- KITCHEN/DINING/FAMILY ROOM
- CLOAKROOM
- UTILITY AREA
- FIRST FLOOR LANDING
- THREE BEDROOMS
- FAMILY BATHROOM
- PARKING AND SINGLE GARAGE
- ENCLOSED LANDSCAPED GARDEN

plumbing for a washing machine and tumble drier, cupboard housing an Ideal gas fired combination boiler supplying domestic hot water and central heating to radiators. Window to the rear and access through to the single garage.

First Floor:

Landing: With a double-glazed window to the side, access to an insulated roof space and doors to:

Principal Bedroom: With a built-in linen cupboard with slatted shelves and a radiator and double-glazed window to the front.

Bedroom 2: With a radiator and a double-glazed window to the rear.

Bedroom 3: With a wardrobe recess, radiator and double-glazed window to the front.

Bathroom: With a modern white suite comprising a shower bath with adjacent ceramic wall tiling, overhead range shower and separate hand shower with glazed screen to the side, pedestal wash basin, low level WC, chrome finish vertical 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 a low stone wall adjacent to which is a tarmacked driveway and in turn access to the:

Single Garage: With a metal up and over door.

The Rear Garden: Is of a generous size enjoying an easterly aspect and enclosed by timber fencing to two sides with established hedging to the right hand side. Steps lead down to an area laid to lawn with a raised decking area positioned to enjoy afternoon and evening sun.

