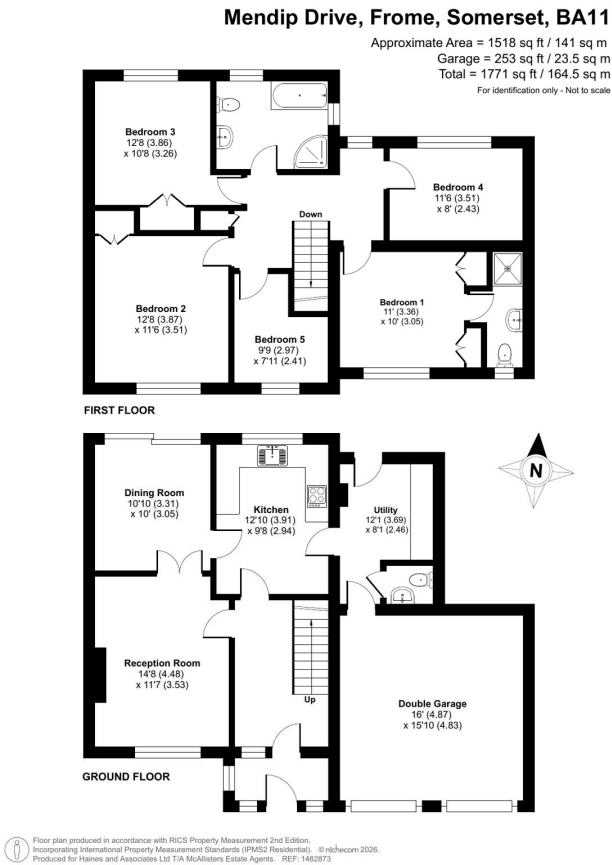




McAllisters Estate Agents Frome
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Directions: From our offices in the Market Place proceed to the top of North Parade at the junction with Bath Street bear left through the traffic lights and then turn immediately left into Grange Road and then take the turning right into Mendip Drive where the property will be found on the right hand side.

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.

*** An extended, versatile five bedroom detached family house * Two reception rooms with the option (subject to the usual consent) to convert part or all of the garage to create additional accommodation * Principal bedroom with an en-suite shower room in addition to a large family bathroom with a separate bath and shower enclosure * Ample parking to the front * Generous sized, private enclosed rear garden * Popular location on the Bath side of the town**

Situation: The property lies on the Bath side of the town a short distance from the Frome College, Sports Centre and a small parade of shops including a Tesco Express. The town centre lies a little over a mile 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: Believed to have been built in 1969 this substantial family house has been extended approximately 25 years ago to create a three car garage, cloakroom, utility room and to the first floor two further bedrooms including the principal which has an en-suite shower room. There are three further bedrooms in addition to this and the scope (subject to the usual consent) to convert part or all of the garage to create additional accommodation which could accommodate a dependent relative or a growing family. There is ample parking to the front with a double driveway and to the rear a well-stocked private garden with mainly laurel hedging, lawn and established trees and shrubs.

Accommodation: All dimensions being approximate.

Entrance Porch: With a part glazed front door and side panel, tiled floor, glazed door and stained glass side panel to:

Entrance Hall: With a hardwood floor, radiator, staircase rising to the first floor, understairs recess and door to:

Lounge: With a fireplace with a modern surround and a gas living flame fire, radiator and a double-glazed window to the front, double ten pane glazed doors to:

Dining Room: With a radiator, double-glazed sliding patio doors to the rear and further door to:

Kitchen/Breakfast Room: With a range of modern fitted units incorporating a stainless steel one and a half bowl single drainer sink with adjacent work surfaces, drawers and cupboards beneath, a stainless steel finish electric fan assisted double oven, gas four ring hob with extractor hood above, integrated dishwasher, wall cupboard units, radiator, space for a breakfast table, double-glazed window to the rear and a fifteen pane glazed door to:

Utility Room: With a comprehensive range of white high gloss fitted units and incorporating space and plumbing for a washing machine. Radiator, double-glazed window to the rear, door to the rear garden, door to the garage and further door to:

Cloakroom: With a white low-level WC, vanity wash basin and extractor.

First Floor:
Landing: Galleried landing with a radiator and a double-glazed window to the rear, airing

- **ENTRANCE HALL, LOUNGE, DINING ROOM**
- **FITTED KITCHEN WITH INTEGRATED APPLIANCES**
- **UTILITY ROOM, CLOAKROOM**
- **FIRST FLOOR LANDING**
- **PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM**
- **THREE FURTHER DOUBLE SIZED BEDROOMS**
- **SINGLE SIZED BEDROOM FIVE**
- **FAMILY BATHROOM**
- **THREE/FOUR VEHICLE PARKING**
- **THREE VEHICLE GARAGE**
- **ENCLOSED REAR GARDEN**

cupboard and doors to:

Principal Bedroom: With two built-in double wardrobes, radiator, double-glazed window to the front and door to:

En-Suite Shower Room: With a tiled shower enclosure, glass bowl wash basin, low level WC, chrome finish vertical towel rail/radiator and a double-glazed window to the front.

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

Bedroom 3: With a radiator, double-glazed window to the front, built-in double wardrobe and an open fronted wardrobe with curtains.

Bedroom 4: With a radiator and a double-glazed window to the rear.

Bedroom 5: With a radiator and a double-glazed window to the front.

Family Bathroom: With underfloor heating, a large bath, corner entry tiled shower enclosure with overhead rain shower and separate hand shower, low level WC, pedestal wash basin, vertical towel rail/radiator and obscure double-glazed windows to the rear and side elevation.

Outside: The property is approached via a block paved driveway with a central palm tree and shrubs with an in and out driveway and in turn access to the:

Garage: Which would accommodate three cars and has metal up and over doors, power and light and with a rear window and side access.

The Rear Garden: Is approached via a side gate and pathway from the front and is of a generous size comprising a large full width paved terrace, an extensive area of lawn, an established pink magnolia tree, apple and pear trees and raised flower beds with a variety of shrubs, bushes and flowering plants. There are raised vegetable beds and a wooden garden shed/workshop. The garden is enclosed mainly fencing and established laurel and offers a good degree of privacy. There is an outside cold-water tap and external power supply.

