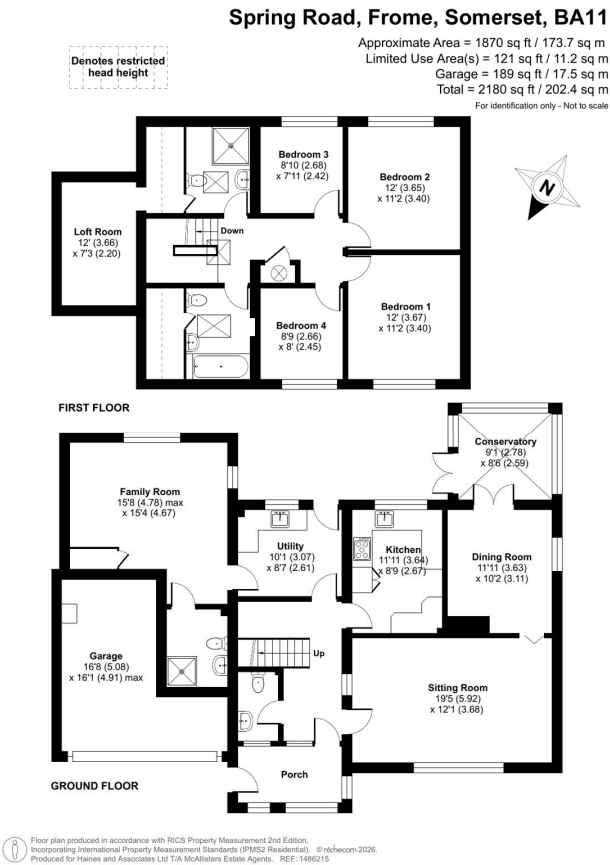




McAllisters Estate Agents Frome
Market Place, Frome
BA11 1AB
T : 01373453592
E : info@mcallistersestateagents.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Directions: From our office in the Market Place proceed to the top of North Parade and into Fromefield, take the turning left into Spring Road and the property will be found on the left hand side just beyond the turning to Leys Lane.

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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 individual, extended four/five bedroom detached house * Versatile accommodation with three main receptions in addition to a ground floor bedroom/sitting room overlooking the garden with a large ensuite wet room * Enclosed south-facing rear garden * Superb location within a no-through-road less than a quarter of a mile level walking distance to the town centre**

Situation: The property lies within a no-through-road on the northern part of Spring Road which in turn is a short level walk via the riverside footpath into the centre of Frome which is approximately a quarter of a mile. The town offers a comprehensive range of independent shops, boutiques cafes and restaurants in addition to national chains including Marks and Spencer. The Georgian City of Bath lies approximately thirteen miles.

Description: Believed to have been built in 1984, this property has been the subject of extensive work over the last sixteen years to create a versatile four/five bedroom home with a large ground floor bed/sitting room with storage and an ensuite wet room. Providing an ideal opportunity for those with mobility issues or as an AirBnB/workspace or teenager's accommodation. There are three receptions to the ground floor in addition to a fitted kitchen and a large utility room. To the first floor four bedrooms (of which two are of a good double size) together with a family bathroom and a separate shower room. The property has P.V. cells which belong to the house and afford an income from the national grid. Sold with the benefit of no onward chain this house offers an excellent opportunity for those looking for a future-proof home.

Accommodation: All dimensions being approximate.

Entrance Porch: With UPVC sealed double-glazed windows to the front and side elevation with a part-obsured sealed double-glazed front door, tiled floor and part-glazed door to:

Entrance Hall: With a staircase and half landing rising to the first floor, radiator, deep understairs recess, arched display recess and door to:

Cloakroom: With a white suite comprising a low-level WC, wash basin, radiator and an obscured double-glazed window to the front.

Lounge: With a gas living flame fire, marble slips and hearth and with a decorative surround, two radiators and a large picture window to the front. Double thirteen pane bi-fold doors to:

Dining Room: With an obscured double-glazed window to the side, radiator, access through to the kitchen and double doors through to:

Garden Room: Enjoying a triple aspect with double-glazed roof and double, sealed double-glazed French Doors to the garden. Tiled floors with underfloor heating.

Kitchen: With a comprehensive range of fitted units with contrasting worksurfaces comprising a one and a half bowl single drainer sink with adjacent worksurfaces, drawers and cupboards beneath and incorporating a stainless steel finish electric fan-assisted oven and gas five-ring hob, full-size Neff dishwasher, integrated fridge and pull-out larder cupboard units. Breakfast bar, wall cupboard units, double-glazed window to the rear and a radiator.

Utility Room: With a stainless steel single drainer sink, base cupboards with space and plumbing for a washing machine and tumble dryer, wall cupboard units, radiator, tiled floor, double-glazed window to the rear and a half-glazed door to outside. Further extra wide access door to:

Bed/Sitting Room/Annexe: This splendid room has a sloping ceiling with the highest point

- **ENTRANCE PORCH, SPACIOUS ENTRANCE HALL**
- **CLOAKROOM, LOUNGE**
- **DINING ROOM, GARDEN ROOM**
- **FITTED KITCHEN, UTILITY ROOM**
- **ANNEXE BED/SITTING ROOM WITH CUPBOARD**
- **ENSUITE WET ROOM SHOWER, FIRST FLOOR LANDING**
- **FOUR FURTHER BEDROOMS, FAMILY BATHROOM**
- **ADDITIONAL SHOWER ROOM**
- **PARKING, GARAGE**
- **SOUTH-FACING REAR GARDEN**

adjoining a large arrow-slit type window and with a further window to the rear. Radiator, deep-shelved storage cupboard and access through to:

Wet Room Shower: With a wall-mounted overhead shower and separate hand shower, chrome-finish vertical towel rail/radiator, low level WC, pedestal wash basin and full composite wall covering.

First Floor:

Landing: With an airing cupboard with a factory-lagged hot water cylinder, double-glazed roof light, access to an insulated roof space and doors to:

Bathroom: With a white suite comprising a panelled bath with shower attachment, pedestal wash basin, low level WC, double-glazed roof light and access to a large eaves storage area.

Shower Room: With a modern suite comprising a shower enclosure with a wall mounted shower unit, overhead shower, horizontal shower jets and a separate hand shower, pedestal wash basin, low level WC, chrome-finish towel rail/radiator and further access to eaves storage with access beyond this to the roof space above the garage.

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

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

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

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

Outside: The property is approached via a tarmacked driveway providing ample parking and turning and in turn access to:

Garage: With an electric roller door, wall mounted Vaillant gas-fired boiler supplying domestic hot water and central heating to radiators and with a storage recess with the electricity consumer unit and control system for the P.V. electric cells. A side gate in turn provides access to:

Rear Garden: Which enjoys a southerly aspect and is arranged on mainly two levels with a beautiful paved terrace and steps leading to an area laid mainly to lawn with flowerbeds, shrubs and bushes and a greenhouse of aluminium alloy construction.

Viewing by appointment through the selling agents McAllisters: 01373 453592

