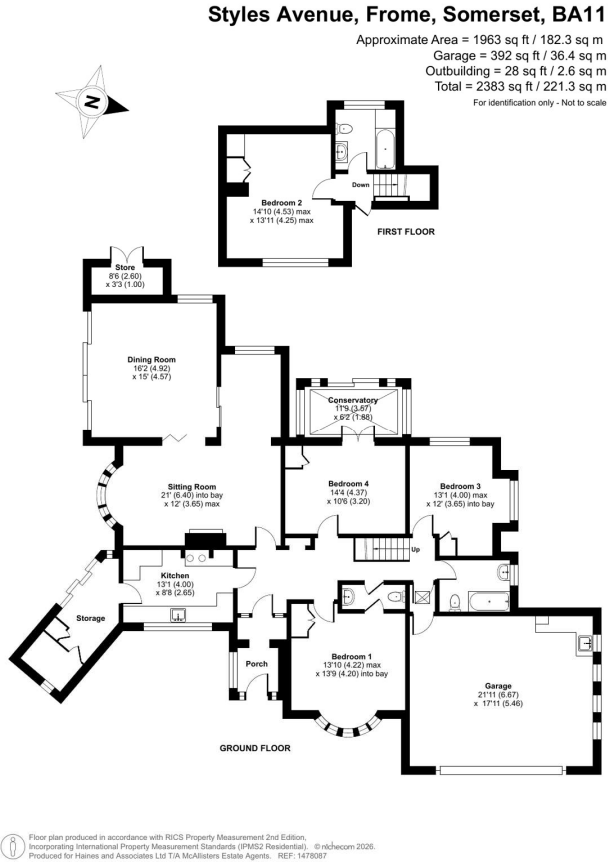




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	75 C
39-54	E		
21-38	F		
1-20	G		



Directions: From our offices in the Market Place proceed to the top of Bath Street at the roundabout turn left into Christchurch Street East across the next roundabout carry on to the junction of Locks Hill carrying straight across through the next traffic lights at the roundabout take the first exit and then almost immediately left into Styles Hill, take second turning right into Styles Avenue and the property will be found at the end of the cul-de-sac on the right hand side.

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.

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*** A substantial, four double bedroom detached chalet style house with substantial south facing rear gardens * Offering flexible accommodation arranged over two floors with a large double aspect reception area which is dividable into three separate spaces * Kitchen with an Aga range * Double sized garage in addition to ample parking * Situated at the end of a cul-de-sac on the eastern outskirts of the town close to open countryside**

Situation: The property lies at the end of Styles Avenue close to open fields and countryside and a little over a mile to the town centre and approximately half a mile to the Frome railway station providing links to London. The town has a comprehensive range of shopping facilities, cafes and bistros with national chains including Marks & Spencer. The Georgian city of Bath lies approximately 13 miles.

Description: Believed to have been built in the late 1940's by a builder of repute who was responsible for many houses in Frome around this period. The property has ceilings to the ground floor which are higher than average and provides versatile accommodation with three double sized bedrooms to the ground floor and a further one to the first floor with an adjacent separate bathroom. The main reception space incorporates the original sitting room with a fireplace and wood burning stove together with a bay window adjacent to which is the study area and a separate dining room which is a later addition and has patio doors onto the south facing rear garden. The spaces can be sub-divided if required creating three separate areas. The property has gas fired central heating to radiators linked to a pressurised hot water cylinder, windows are all modern up sealed double-glazed units, and the cavity walls have been insulated aiding the thermal quality of this family home. Accessed from the entrance hall is a double sized garage with a GRP electrically controlled up and over door and parking to the front. Offering a superb opportunity to a conventional family house the property has beautiful and mature gardens incorporating a vegetable plot, summer house and green house.

Accommodation: All dimensions being approximate.

Entrance Porch: With a part UPVC sealed double-glazed front door and windows with the original part glazed door and side windows to:

Entrance Hall: With oak flooring, two radiators, a staircase rising to the first floor and a fifteen-pane glazed door to:

Kitchen: With a range of oak fronted fitted units and incorporating a stainless steel one and a half bowl single drainer sink, adjacent work surfaces with drawers and cupboards beneath, a gas Aga providing radiant heat and cooking, space for an electric cooker (which may be available by separate negotiation), space and plumbing for a dishwasher and space for a refrigerator. Wall cupboard units, double-glazed windows to the side and rear elevation and part glazed door to a rear porch area with log store cupboards and access to the front and rear gardens.

Sitting Room: With a Minster stone fireplace surround and hearth and with a wood burning stove, picture rail, double-glazed bay window to the rear, oak flooring, radiator and access through to:

Study Area: With a radiator and a double-glazed window to the side and with a glazed pocket door separating the dining room and oak flooring.

Dining Room: With bi-fold doors, oak flooring and a glazed door again providing separation to this room from the other two rooms and with a double-glazed window to both sides and large double-glazed sliding patio doors onto the rear garden. Display niche and a radiator.

Principal Bedroom: With a bay window to the side, radiator, built-in wardrobe and door to: Jack & Jill Cloaks: With a white low WC, pedestal wash basin and extractor. Further door to the entrance hall.

Bedroom 2/Additional Reception: With a radiator and shelved cupboard. Picture rail and double, ten pane glazed doors to:

Conservatory/Garden Room: Of UPVC sealed double-glazed construction and with a sliding door to

- **ENTRANCE PORCH, ENTRANCE HALL**
- **KITCHEN, SITTING ROOM**
- **DINING ROOM, STUDY**
- **PRINCIPAL BEDROOM WITH JACK & JILL CLOAKROOM**
- **THREE FURTHER DOUBLE SIZED BEDROOMS**
- **BATHROOM, FIRST FLOOR LANDING**
- **DOUBLE BEDROOM**
- **BATHROOM AND ATTIC AREA**
- **DRIVEWAY, DOUBLE GARAGE**
- **SUBSTANTIAL GARDENS**
- **SOUTHERLY ASPECT TO THE REAR**

outside.

Bedroom 3: Enjoying dual aspect with double-glazed windows to the side and front elevation, radiator and built-in cupboard.

Bathroom: With a coloured suite comprising a panelled bath with shower over and adjacent ceramic wall tiling, low level WC, pedestal wash basin, radiator, electric oil filled towel radiator and an obscure double-glazed window.

First Floor:

Landing: With a double-glazed roof light and doors to:

Bedroom 4: With a built-in wardrobe, radiator and large double-glazed dormer window to the side elevation.

Bathroom: With a white suite comprising a panelled bath with shower attachment and glazed screen low level WC, vanity wash basin, chrome finish electric oil filled towel rail/radiator, radiator and a double-glazed window to the side.

Loft Area: Which is boarded with power and light connected and accommodating a pressurised hot water cylinder.

Outside: The property is approached via wooden gates leading to a tarmacked area of driveway in turn providing access to

Large Double Garage: with power and light connected with electric opening GRP up and over door and incorporating a utility area with space and plumbing for a washing machine and tumble drier and with a wall mounted Alpha gas fired boiler supplying domestic hot water and central heating to radiators. Water softener.

The Front Garden: Is laid mainly to lawn with flower borders, shrubs and trees. There is a pathway to the front door and side access with a wrought iron gate in turn to the:

Rear Garden: Which is a particular feature of the property amounting to approximately 1/4 acre in total and comprising a pathway with a large lawned area, flower borders shrubs and bushes beyond which is a further area of garden with lawn and a wooden summer house, well established trees, fruit bushes and a vegetable plot enclosed by established beech hedging and fencing. There is an access way on the western side of the property leading to a further storage shed. The garden enjoys an almost due south orientation.

