

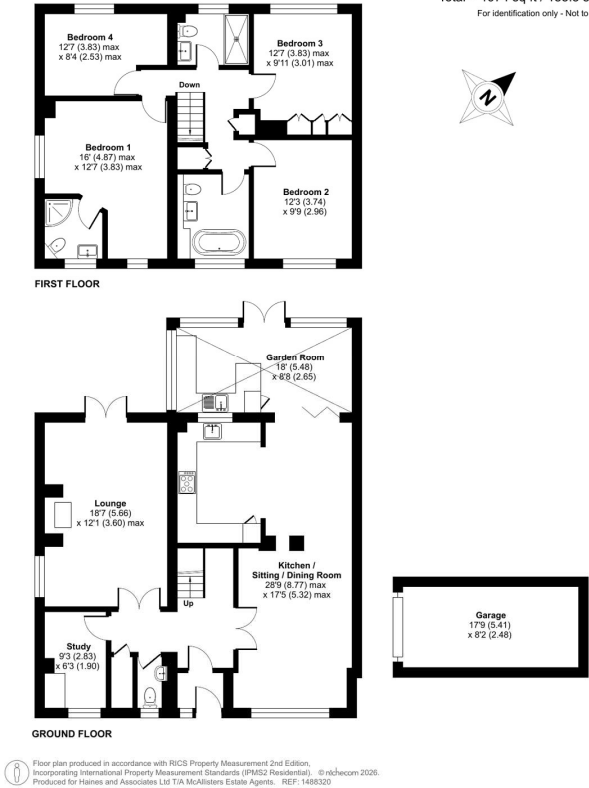


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Whitestone Road, Frome, Somerset, BA11

Approximate Area = 1830 sq ft / 170 sq m
Garage = 144 sq ft / 13.3 sq m
Total = 1974 sq ft / 183.3 sq m
For identification only - Not to scale



Directions: From our offices in the Market Place proceed to the top of North Parade, take the turning right into Berkley Road at the traffic lights carry straight across and then take the turning right into Whitestone Road continue the road to the junction with Wyville Road and the property will be found on the corner marked by a for sale sign.

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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 exceptional four double bedroom, extended family house set within a generous sized corner plot * Four main reception rooms in addition to a study * Principal bedroom with en-suite shower room in addition to an opulent family bathroom and separate shower room * Flexible accommodation with potential (subject to the usual planning consent) to create a self-contained annexe * Enclosed west facing rear garden with adjacent garage and off road parking * No onward chain**

Situation: The property lies within an established residential area a short distance from a Hayesdown First School with the Selwood Academy less than 1/4 mile and Frome college approximately 3/4 mile. There is easy access onto the Frome bypass, and a bus stop a short distance away. The Georgian City of Bath lies approximately 13 miles. The town centre lies approximately a mile away and has a comprehensive range of independent shops, boutiques, cafes and bistros together with national chains including Marks & Spencer and hosts the monthly Artisan Sunday market.

Description: This four double bedroom house has been thoughtfully extended creating twice the original accommodation and provide versatile space both to the ground with double doors throughout and the first floor with scope to create a self-contained annexe to the ground floor utilising the main lounge, downstairs cloakroom and adjacent study still leaving a sitting/family room, dining room and garden room in addition to the kitchen. To the first floor there are four double sized bedrooms with the principal served with an en-suite shower room and the other three having a generous sized and well-appointed family bathroom and a separate shower room. Providing excellent accommodation for a large/blended family the property is light and airy and stylishly decorated. No onward chain.

Accommodation: All dimensions being approximate.

Entrance Porch: With a UPVC front door and obscure double-glazed side panel, tiled floor, part glazed door to:

Entrance Hall: With a staircase rising to the first floor, radiator, storage cupboard and door to:

Cloakroom: With a white low-level WC, panelling, wash basin and an obscure double-glazed window to the front.

Study: With a tiled floor, window to the front, radiator, cabinet within a recess with fitted shelves above.

Lounge: This dual aspect room has a double-glazed window to the side, sealed double-glazed French doors onto the rear garden and a Villager wood burning stove and genuine period slate fire surround creating a focal point to this main reception room. Two radiators.

Family Room/Sitting Room: With a double-glazed window to the front, double sided working fireplace, radiator and access through to the:

Dining Room: Which has a vertical radiator, bi-fold doors onto the garden room and access through to the:

Kitchen: Which has a range of painted wooden units with contrasting work surfaces comprising a single bowl sink with mono bloc tap, adjacent work surfaces with drawers and wall cupboards beneath and incorporating space and plumbing for a dishwasher, slot-in range master professional range cooker with a five-ring induction hob, wall cupboards, space for a fridge/freezer and a double-glazed window to the rear.

Garden Room: Of UPVC sealed double-glazed construction incorporating a main seating area,

- **ENTRANCE HALL, CLOAKROOM, LOUNGE, STUDY**
- **SITTING/FAMILY ROOM, DINING ROOM**
- **FITTED KITCHEN, GARDEN ROOM, FIRST FLOOR LANDING**
- **PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM**
- **THREE FURTHER DOUBLE BEDROOMS**
- **GENEROUS SIZED FAMILY BATHROOM**
- **SEPERATE SHOWER ROOM, WEST FACING REAR GARDEN**
- **OFF ROAD PARKING AND SINGLE GARAGE**

radiator and comprehensive utility space with a porcelain single drainer sink, drawers and cupboards beneath, two cupboards to accommodate a washing machine and tumble drier and with double, sealed double-glazed French doors onto the rear garden. Floor power sockets.

First Floor:

Landing: With a radiator, linen cupboard with a newly installed Ideal gas fired boiler supplying domestic hot water and central heating to radiators, overstairs storage cupboard, access to an insulated roof space and doors to:

Principal Bedroom: Enjoying dual aspect with a radiator, double-glazed windows to the front and side elevation and access to:

En-Suite Shower Room: With a tiled corner entry shower enclosure, with a recently installed wall mounted shower, low level WC, wash basin, dual fuel towel rail/radiator and an obscure double-glazed window to the front.

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

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

Bedroom 4: With a radiator, double-glazed window to the rear and built-in wardrobe with mirrored sliding doors.

Family Bathroom: This fully tiled opulent space has a roll top bath with claw and ball feet and cross head taps with a shower attachment, vanity wash basin, low level WC, vertical towel rail/radiator and a window to the front with shutters.

Shower Room: With a walk-in tiled shower enclosure with thermostatic shower, low level WC, vanity wash basin with a tiled splash, dual fuel heated towel rail/radiator, mist resistant mirror with integrated light, obscure double-glazed window to the rear.

Outside: The property is situated on the corner of Wyville Road and Whitestone Road and has a gravelled paved area to the front extending to the side where there is a wooden gate in turn leading to the main enclosed rear garden which enjoy a westerly aspect and comprises a paved area creating two main sitting areas, gravel and an area laid mainly to lawn with an established tree, corner decking area for morning sun and a pergola and paved area perfectly placed providing a private seating area to capture all day sun. To the side there are double width gates allowing vehicular access adjacent to the garage and in turn leading to the:

Double Width Driveway: With access to a single garage with an electric roller door with power and light connected. The garden is enclosed mainly by fresh timber fencing and affords a good degree of privacy.

Note: The property has solar PV and thermal PV cells (both owned by the property) and are producing an annual F.I.T. payment of approximately £1,000 per annum

