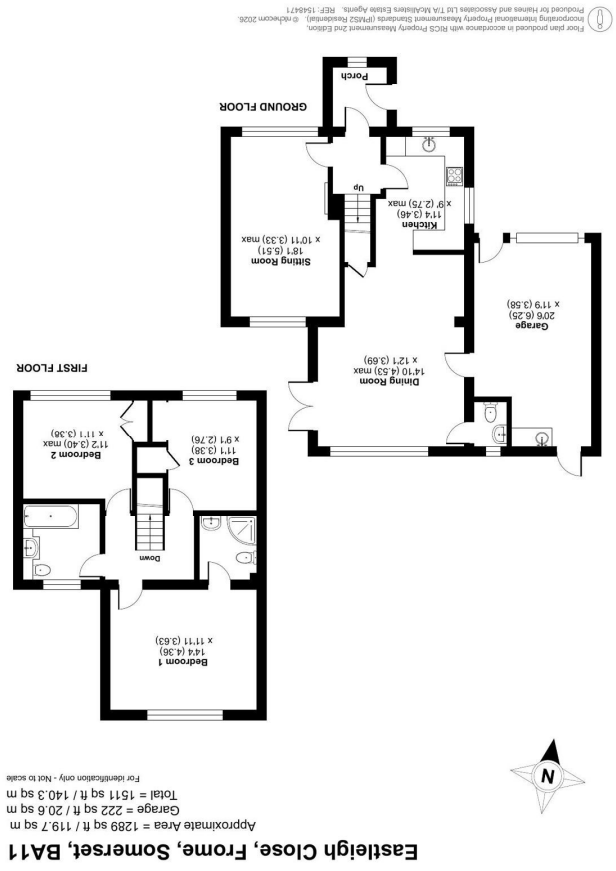
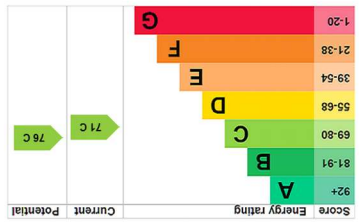
Directions: From our offices in the Market Place, proceed to the top of North Parade. At the junction with Bath Road, carry straight on through the traffic lights and turn left into Grange Road. Take the second turning right into Mendip Drive. Follow the road round, taking the turning left into Eastleigh Close, where the property will be found immediately on the right-hand side.





McAllisters Estate Agents Frome
Market Place, Frome
BA11 1AB

T: 01373453592
E: info@mcallistersestateagents.co.uk

McAllisters
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www.mcallisterssestateagents.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.

Eastleigh Close, Frome, Somerset, BA11 2HZ **Guide Price £450,000**
Freehold

*** Beautifully presented, extended three double bedroom detached house * Large dual aspect kitchen/dining/family room with adjacent WC * Principal bedroom with built-in wardrobes and an en-suite shower room * Large single garage with utility area and direct access onto an enclosed south facing rear garden * Attractive cul-de-sac setting on the favoured Bath side of the town**

Situation: The property is situated within a small cul-de-sac on the favoured Bath side of the town, a short distance from local schools, a frequently serviced bus stop and a little over a quarter of a mile from two convenience stores. The town centre lies approximately one mile away 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: This generously proportioned three-bedroom detached house has been extended to create a large kitchen/dining/family room to the ground floor, off which there is a cloakroom and access to a generous sized single garage with utility area and access to the garden. To the first floor is a large principal bedroom with built in wardrobes and an en-suite shower room in addition to a good-sized family bathroom and two further double bedrooms. The property was extended approximately 15 years ago, at which point the electrics were updated and a new heating system installed with a combination gas fired boiler and radiators. There is further scope (subject to the usual planning consent) to extend to the side of the property above the garage to create further accommodation if required. Enjoying a cul-de-sac location, the property has an enclosed rear garden which enjoys a due south aspect.

Accommodation: All dimensions being approximate.

Entrance Porch: With a part glazed panel front door, obscure double-glazed window to the front, wooden flooring and door to:

Inner Hall: With a radiator, staircase rising to the first floor, glazed door to the kitchen area and further glazed door to:

Dual-Aspect Lounge: With UPVC sealed double-glazed windows to the front and rear elevation, radiator and fireplace with a gas living flame fire and decorative surround.

Kitchen/Dining/Family Room: With the kitchen area having a range of wood effect fitted units with contrasting work surfaces comprising a stainless steel single drainer sink with monobloc mixer tap, adjacent work surfaces with drawers and cupboards beneath and incorporating a Neff electric fan assisted double oven, gas four ring hob, integrated units, space and plumbing for a slimline dishwasher, space for a fridge/freezer, double-glazed windows to the front and side elevation and access through to a large dining/family room with wooden flooring, two radiators, large double-glazed picture window to the rear and double, sealed double-glazed French doors onto the garden. Understairs cupboard, door through to the garage and further door to:

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

- **ENTRANCE PORCH**
- **ENTRANCE HALL**
- **DUAL ASPECT LOUNGE WITH GAS LIVING FLAME FIRE**
- **KITCHEN/DINING/FAMILY ROOM**
- **CLOAKROOM**
- **PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM**
- **TWO FURTHER BEDROOMS**
- **LARGE FAMILY BATHROOM**
- **PARKING**
- **GARAGE WITH UTILITY AREA**
- **SOUTH FACING REAR GARDEN**

First Floor:

Landing: With a light tube providing natural light. Doors to:

Principal Bedroom: With built in wardrobes to one wall, radiator, double-glazed window to the rear and door to:

En-Suite Shower Room: With a corner entry shower enclosure with thermostatic shower, low level WC, vanity wash basin and a vertical towel rail/radiator.

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

Bedroom 3: With a built-in linen cupboard with radiator, shelved recess with desk and cupboards, radiator and double-glazed window to the front. Access via a loft ladder to an insulated roof space which is partly boarded and accommodates a Baxi gas fired combination boiler.

Family Bathroom: With a panelled bath with shower attachment, vanity wash basin with cupboards beneath and a low-level WC with concealed cistern, wall cupboards and a mirror with integrated light, vertical towel rail/radiator, further radiator and an obscure double-glazed window to the rear.

Outside: To the front of the property is an open plan area of garden comprising a paved driveway, adjacent to which is an area laid partly to lawn with flower beds, hedging and shrubs and side access to the rear garden. The driveway in turn provides access to the:

Garage: Measuring 21' x 11'8" maximum with an up and over door, power and light connected and with a utility area incorporating a sink and space and plumbing for a washing machine. Panel door to the:

Rear Garden: Which is a particular feature of the property measuring approximately 50' in width with an average depth of 28' comprising raised vegetable beds, lawn, various established trees and a large, paved terrace to the side extending towards the front of the property. The rear garden is enclosed by timber fencing affording a good degree of privacy and enjoying a southerly aspect.









