



9 Pensford Way, Frome, BA11 2YE
£595,000

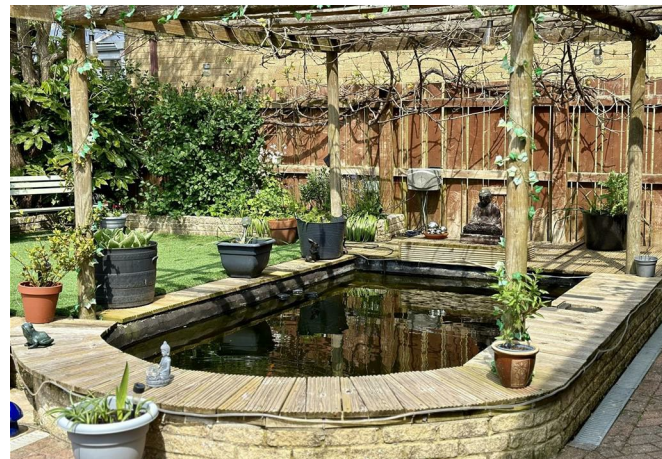
4 3 2 C

A set of four white icons on a dark background: a bed icon, a bathtub icon, a sofa icon, and a menu icon (three horizontal lines). Each icon is followed by a number or letter: 4, 3, 2, and C respectively.



£595,000

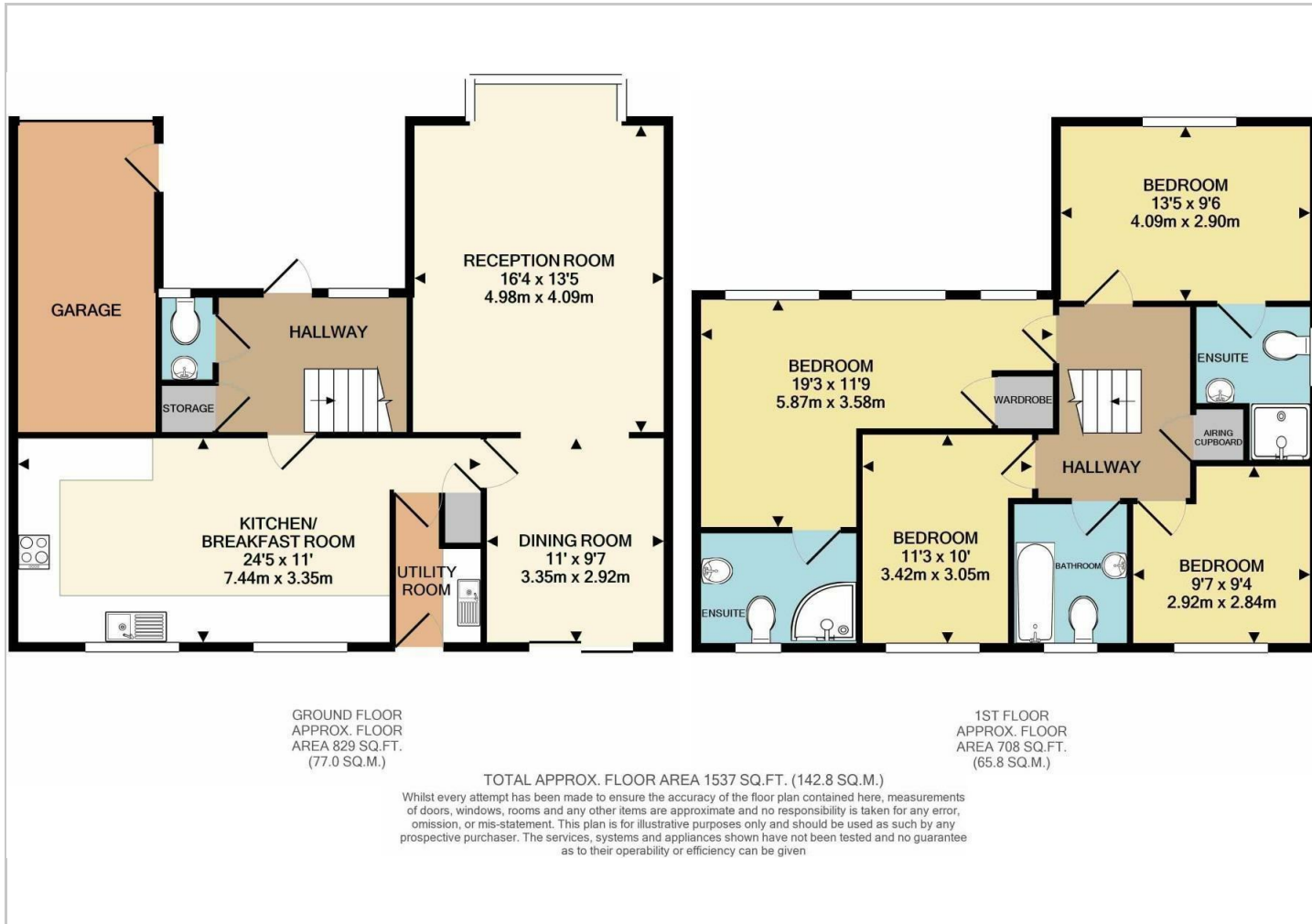
A substantial four-bedroom family home tucked away in a peaceful cul-de-sac, offering spacious accommodation with landscaped gardens, recently fitted flooring throughout and a driveway with parking for three cars. The front entrance opens into a generous hallway that leads into the extended kitchen. This kitchen/breakfast room is fitted with contemporary wall and base cupboards, an integrated double oven, an induction hob and a dishwasher with space for an under-counter fridge and freezer. There are two large windows overlooking the garden and a separate utility room that has further storage, plumbing for a washing machine and tumble dryer and access to the garden. The dining room has ample space for a large table, double doors leading out to the garden, and a flow-through to the living room, which has a bay window, a living flame gas fireplace, and access into the hallway. Subject to making changes, it would be possible to install a wood-burning stove, if desired. A W/C and storage cupboard complete this floor. On the first floor, there are four bedrooms, two of which have en-suite facilities. The master bedroom is lovely and light, with an en-suite shower room and built-in storage. The second bedroom is a double also, and has the benefit of an en-suite shower room. There are two further bedrooms and a family bathroom. Externally, the rear garden is low maintenance with a large patio terrace, vegetable bed, an artificial grass sun terrace and a large pond. There is a side gate to the driveway and front garden, where there is access to the garage and a small area of lawn; opposite the property is a large council-maintained green space. The property is located within walking distance of first, middle schools and Frome College as well as local amenities and woodland walks. Frome is a historic market town, just under 13 miles from Bath and surrounded by beautiful countryside. The town has many amenities, including good schools, two theatres, a cinema and a station with rail links to Bath, Bristol and London Paddington. Tenure - Freehold, EPC - C, Council Tax Band - E, Services - Mains Electricity, Mains Gas, Mains water, Mains Drainage.







Floor Plans

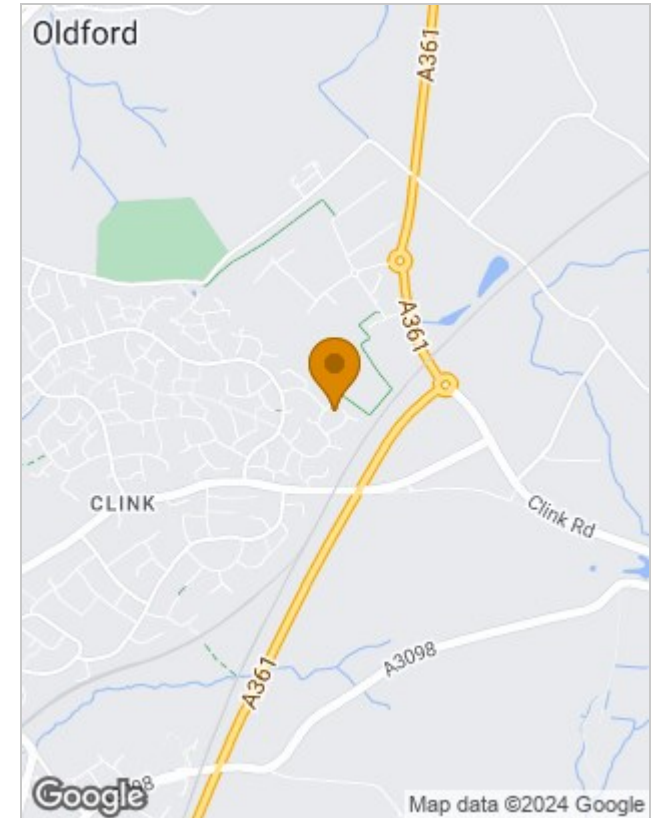


Viewing

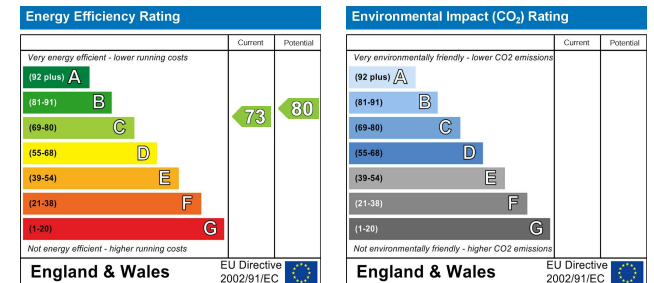
Please contact our Rivendell Estates Office on 01373 489 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph



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