



Wallington Way, Frome BA11 3NF

welcome to

Wallington Way, Frome

Located on the southern outskirts of Frome yet within easy reach of the town centre, this impressive looking three story townhouse boasts flexible accommodation spread out over three floors. If you are looking for modern neutral accommodation with low maintenance gardens and parking, call now!

Entrance Hall

Door to front. Stairs rising to first floor. Radiator.

Cloakroom

Fitted with a white suite comprising low level WC and wash hand basin. Tiled splashback. Extractor fan. Radiator.

Dining Room

9' 10" x 10' 1" (3.00m x 3.07m)

Double glazed window to the front. Radiator.

Kitchen Breakfast Room

10' x 14' 1" (3.05m x 4.29m)

Double glazed window and double glazed French doors to the rear leading to the garden. Fitted with smart beech effect wall and base units with roll top work surface and tiled splashbacks, stainless steel electric oven, four ring gas hob and chimney style cooker hood. Stainless steel splashback. One and a half bowl sink and drainer unit with chrome mixer tap. Space and plumbing for washing machine. Fridge/freezer space. Spotlights. Wood effect flooring. Radiator.

First Floor Landing

Stairs rising from the ground floor and leading to the second floor. Radiator.

Living Room

11' 8" x 14' 2" (3.56m x 4.32m)

Two double glazed windows to the front. Radiator.

Main Bedroom

10' 1" x 12' 11" (3.07m x 3.94m)

Two double glazed windows to the rear. Fitted wardrobes. Radiator. Door to:

En Suite

Fitted suite comprising panelled bath, low level WC and wash hand basin. Hand shower attachment over bath. Tiled splashbacks. Shaver point. Extractor fan. Radiator.

Second Floor Landing

Stairs rising from the first floor. Wall light. Hatch to roof. Airing cupboard housing hot water tank.

Bedroom Two

10' x 14' 2" (3.05m x 4.32m)

Two double glazed windows to the front. Fitted wardrobes. Radiator.

Bedroom Three

7' x 10' 1" (2.13m x 3.07m)

Double glazed window to the rear.

Bedroom Four

7' x 9' 9" (2.13m x 2.97m)

Double glazed window to the rear. Radiator.

Bathroom

Fitted with a white suite comprising panelled bath, wash hand basin and low level WC. Hand shower over bath. Mosaic effect tiled splashbacks. Shaver point. Extractor fan.

Outside Rear Garden

Low maintenance rear garden with a paved patio seating area and shaped pebbled lower garden. Wood chipping borders with a selection of shrubs. Outside light. Gate to the rear that conveniently leads to the garage.



Garage

9' 11" x 20' 10" (3.02m x 6.35m)

The garage is located close to the property at the end of a rank of four garages. The garage has an up and over door.



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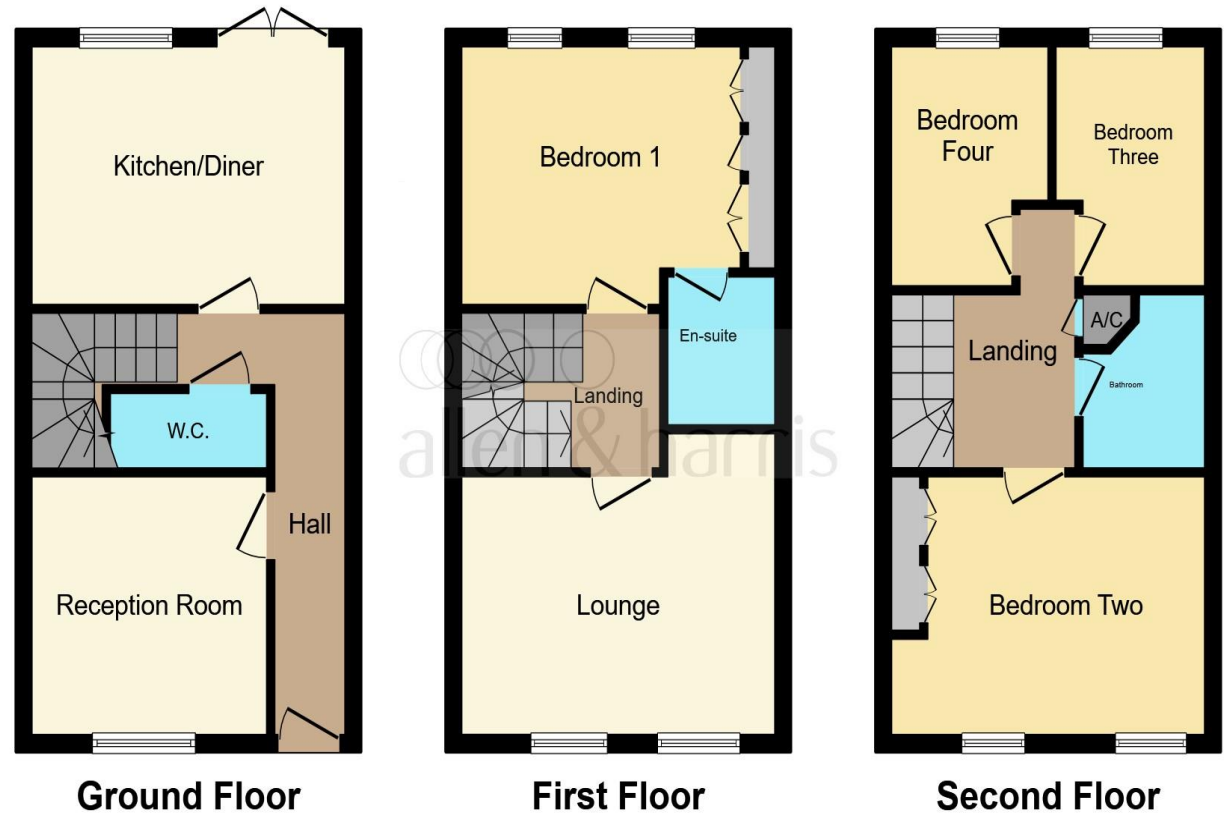
Wallington Way, Frome

- Three Story Townhouse
- Flexible Accommodation
- Two Reception Rooms
- Kitchen/Breakfast Room
- Four Bedrooms

Tenure: Freehold EPC Rating: C

offers over

£290,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
FRO110390 - 0007

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