



Theobald Road, Nunney Frome BA11 4FP

welcome to

Theobald Road, Nunney Frome

- Good Sized Southerly Facing Garden
- Two Parking Spaces
- Semi Detached Home
- Air Source Heat Pump
- Energy Efficient

Tenure: Freehold EPC Rating: B

£290,000

The property is found in Delamare Park, a select development arranged over 3 acres of land located on the edge of the picturesque village of Nunney surrounded by outstanding open countryside and providing convenient access to the A361 to Frome, Wells and Bath.

The semi-detached rural home boasts stylish modern spaces including a downstairs cloakroom, spacious lounge and open plan kitchen dining/ breakfast room, fitted with high end appliances & French doors opening into the private garden. Upstairs the main bedroom offers excellent space and with a further good-sized bedroom which are serviced by a stylish and contemporary family bathroom. Outside the rear garden enjoys a high level of privacy with a lovely sunny aspect with side gated access leading to the front of the property and driveway parking situated to the front of the home providing parking for two vehicles.

As part of this NHBC Award Winning site, the property has been thoughtfully designed as a gas free development providing an innovative living environment - fitted with an air source heat pump to absorb heat from the outside air to run central heating and hot water systems, facilities for charging vehicles and being offered for sale with the benefit of the majority of the building warranty remaining - viewing is highly recommended.

Living Room

12' 11" x 12' (3.94m x 3.66m)

Kitchen & Dining

12' 11" x 11' 3" (3.94m x 3.43m)

Cloak Room

6' 1" x 3' 5" (1.85m x 1.04m)

First Floor

Bedroom One

12' 11" x 9' 4" (3.94m x 2.84m)

Bedroom Two

12' 11" x 7' 7" (3.94m x 2.31m)

Bathroom

Outside

Rear Garden

Allocated Parking

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Property Ref:
FRO110401 - 0003



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