



**Theobald Road, Nunney Frome BA11 4FP**

**welcome to**

## **Theobald Road, Nunney Frome**

- Popular Location
- Three Bedrooms
- En-suite
- Modern pen Plan Kitchen
- Large Rear Garden

Tenure: Freehold EPC Rating: B

# £330,000

As you enter the property through the front door, you are met with the entrance hall which has a small radiator as well as space for coats and shoes. To the left is a door to the W/c which includes a wash hand basin and low seated W/c. When you exit the entrance hall you are then introduced to the living room. It's spacious and bright due to the large front aspect double glazed window looking over the street. A small window can be found looking over the parking space.

The kitchen has a modern style to it and supply's many base and wall units for storage. It comes with built in facilities such as an oven, electric hob, stainless steel sink, dishwasher and a fridge freezer. The kitchen opens up into a dining area space, perfect for a dining table and chairs. Double glazed doors lead out into the enclosed rear garden.

The first floor consists of three bedrooms and a family bathroom. The main bedroom provides space for a double or king sized bed. There is a front aspect double glazed window looking over the street. Attached to the bedroom is an en-suite. Bedroom two has ample space for a double bed. A double glazed window looks over the garden. Bedroom three would be perfect as an office or playroom. It has a front facing double glazed window and space for a single bed. Lastly, the family bathroom is modern and comes with a low seated W/c, wash hand basin and bathtub.

### **Entrance Hallway**

#### **W/c**

2' 11" x 5' 2" ( 0.89m x 1.57m )

#### **Living Room**

16' 2" x 11' 5" ( 4.93m x 3.48m )

#### **Kitchen/ Dining Room**

10' 5" x 14' 11" ( 3.17m x 4.55m )

### **First Floor Landing**

#### **Bedroom One**

8' 5" x 13' 8" ( 2.57m x 4.17m )

#### **En-Suite**

#### **Bedroom Two**

10' 1" x 8' ( 3.07m x 2.44m )

#### **Bedroom Three**

8' 9" x 6' 3" ( 2.67m x 1.91m )

#### **Bathroom**

6' 8" x 5' 6" ( 2.03m x 1.68m )

### **Garden**

### **Parking**

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#### **Property Ref:**

FRO110543 - 0002

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