



**Felsberg Close, Frome BA11 4FB**

**welcome to**

**Felsberg Close, Frome**

As part of a well designed and constructed development found on the edge of Frome town centre & just a short stroll to Victoria Park, this three bedroom semi-detached home is being offered for sale with high quality contemporary interiors, private enclosed garden & allocated parking.



### **Entrance Hall**

The generous entrance hall provides ample space for hanging coats and has the stairs rising to the first floor landing. With double glazed door to the front aspect, laminated flooring, radiator and further door to:

### **Living Room**

14' 3" x 13' 1" ( 4.34m x 3.99m )

Light and spacious with two sash style double glazed windows to the front aspect. Radiator. Part glazed door leading into:

### **Kitchen/ Dining Area**

16' 4" x 12' 1" ( 4.98m x 3.68m )

Rear aspect double glazed window over-looking the garden. Double glazed French doors open out onto the sunny aspect patio. Radiator. The modern and stylish fitted kitchen comprises a range of wall and base units with worktops over inset with stainless steel one and a half bowl sink drainer with mixer tap over. There are a range of integrated appliances including fridge freezer, washing machine, and dishwasher as well as fitted gas hob with electric oven under and cooker hood over. Ample space for dining room table and chairs. Door leading to:

### **Cloakroom/ W/C**

Fitted with suite comprising low level wc, vanity wash hand basin with cupboard storage under and mixer tap over. Tiled splash back. Radiator. Extractor fan.

### **First Floor Landing**

The balustrade landing is full of natural light having the benefit of a sun tunnel, has access into the loft, radiator and doors leading to:

### **Bedroom One**

14' 3" x 9' 4" ( 4.34m x 2.84m )

Two double glazed sash style windows to the front aspect enjoying open aspect views to car park. Radiator.

### **Bedroom Two**

12' 11" x 9' 3" ( 3.94m x 2.82m )

Double glazed window to the rear aspect with views over the garden. Radiator.

### **Bedroom Three**

7' 2" x 9' 3" ( 2.18m x 2.82m )

Double glazed sash style window to the front aspect. Radiator.

### **Bathroom**

Obscured double glazed window to the rear aspect. The stylish contemporary family bathroom is fitted with a white suite comprising panelled bath with concealed mixer tap over and tiled splashback surrounds. Separate shower cubicle with fully tiled adjacent walls and glass sliding doors. Low level wc. Wash hand basin with mixer tap and fitted mirror over. Chrome effect heated towel rail.

### **Front Garden**

Paving to the front door.

### **Rear Garden**

The rear garden is a good size enjoying a sunny aspect and a high level of privacy. With a paved patio running the width of the property and immediately abutting the French doors from the kitchen dining room. The remainder of the garden is laid to lawn and fully fence enclosed.



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## Felsberg Close, Frome

- Well Presented Contemporary Home
- Popular Location
- Large Kitchen/ Dining Room
- Three Bedrooms
- Sunny Rear Aspect Garden

Tenure: Freehold EPC Rating: B

offers in excess of

**£285,000**



Please note the marker reflects the postcode not the actual property

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