



Collett Way, Frome, BA11 2XR

welcome to

Collett Way, Frome

A fabulous, detached property set in one of the most desirable roads in Frome. Set upon an enviable plot, this four bedroom home offers space and light in abundance. The garden to the rear is Southerly facing in the main and is a wonderful space to entertain and enjoy. A viewing is a MUST!

Entrance

Entrance Hall

Engineered oak flooring throughout. Door into the cloakroom and stairs rising to the first floor. There is very useful built in understairs storage.

Cloakroom

Part tiled walls. Low level WC and wash hand basin with vanity unit. Front aspect obscure double glazed window.

Living Room

18' x 11' 1" (5.49m x 3.38m)

A lovely large living room with an electric fireplace as the main focal point. There is engineered oak flooring through which leads through into the dining room. The owners have also built in a smart TV unit which hides the wall mounted TV.

Dining Room

11' 1" x 10' (3.38m x 3.05m)

Bi-fold door which leads out onto the decking area. Oak engineered flooring through and ample space for dining table and chairs. There are double doors which open into the living room.

Kitchen

18' 7" x 10' 11" (5.66m x 3.33m)

A fitted kitchen with a range of wall and base units with work surface over and tiled surround. A lovely light room with two rear aspect double glazed windows over looking the garden. There is an eye level oven and electric hob as well as a stainless steel one and a half bowl sink and drainer inset into the worktop. Tiled flooring throughout which leads into the utility room. There is a door leading into the garage and also a boiler cupboard housing the boiler for the warm air heating.

Utility Room

7' 5" x 6' 2" (2.26m x 1.88m)

Tiled flooring and part tiled walls. Space and plumbing for washing machine and space for tumble drier. Double glazed rear aspect door leading out into the garden.

First Floor Landing

Loft access and airing cupboard located off the landing. Doors leading to the bedrooms and bathroom.

Principle Bedroom

14' 4" x 11' 4" (4.37m x 3.45m)

Rear aspect double glazed window overlooking the garden. There is a large amount of built in fitted wardrobes and a door leading into the ensuite.

Ensuite

Part tiled walls and side aspect obscure glazed window. Suite comprising shower with low level WC and wash hand basin with vanity unit. Wall mounted heated towel rail.

Bedroom Two

11' 4" x 11' 1" (3.45m x 3.38m)

Front aspect double glazed window. Built in wardrobe.

Bedroom Three

9' 1" x 8' 8" (2.77m x 2.64m)

Front aspect double glazed window and built in storage.

Bedroom Four

8' 2" x 6' 8" (2.49m x 2.03m)

Front aspect double glazed window. Currently used as a home office.





Bathroom

A nice modern suite which has been added by the current owners. The suite comprises of bath with shower over, low level WC and wash hand basin with vanity unit. Part tiled walls and rear aspect obscure glazed window. Wall mounted heated towel rail.

Outside

Garden

A beautiful rear garden which offers a large amount of privacy and sunshine. Off the dining room there is bi-fold doors that open out on to a lovely raised decked area which is perfect for entertaining and alfresco dining. To offer some shade from the sun there is a sail that can be fitted over the seating area. Further to this seating area there is a large paved patio area abutting the rear of the property with a water tap and power. There is also a further door leading into the utility area.

The remainder of the garden is mainly laid to lawn and is fully enclosed. There is a summer house which enjoys the afternoon and evening sun and a greenhouse located on the side of the house. The garden enjoys mature borders with a variety of shrubs and plants. There is also side access round to the front of the property.

Double Garage & Driveway

18' x 17' 3" (5.49m x 5.26m)

The garage has two sets of electric roller doors with power and lighting inside. There is a hardstanding tarmac driveway to the front of the garage offering off road parking for at least four cars.

Location

Collett Way is within walking distance of Tesco Express, Pharmacy and takeaway restaurants. There are schools also within walking distance from the property as well as all the amenities which the town offers. Frome has many independent shops, cafes and restaurants of Catherine Hill and the town beyond. 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.



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welcome to

Collett Way, Frome

- Substantial Detached Property
- Wonderful Southerly Facing Private Garden
- Double Garage & Ample Parking
- Well Presented & Improved by Current Owners
- One of Frome's Outstanding Roads

Tenure: Freehold EPC Rating: D

£600,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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