

## Conifers, 3B Walnut Close, Rode, BA11 6QA. Guide Price: £650,000

Detached village home for modernisation & remodelling. Lots of flexible living space. Good garden & double garage. NO CHAIN.

The welcoming entrance hall is in the centre of the house & leads to much of the ground floor accommodation. The sitting room is dual aspect with a fireplace & patio door to the garden. This L shaped space could possibly be knocked into the kitchen to create the popular open plan kitchen family space. The second reception is great space, presently used as a dining room. Lastly, we have a utility room & cloakroom. The first floor has a central landing leading to four bedrooms. The master bedroom is well proportioned with a large ensuite bathroom & range of wardrobes. The property needs a programme of modernisation & remodelling to create a fabulous family home & garden.

Externally there is a broad gravelled driveway with parking in front of the double garage. The rear garden is level & enclosed and is mostly laid to lawn. There is a patio seating area, the borders are mostly fenced with high hedgerows offering a degree of privacy. The garden has been hacked back ready for landscaping.

Rode enjoys an active community & a variety of local amenities including pubs, post office & store, bakery, well-regarded primary school, village hall, church & great walks. Nearby village of Beckington has a primary school, a private prep school & the excellent Mes Amis deli & café, together with a petrol station with M&S shop. The property is also conveniently accessible to the A36 providing access into Bath, which lies to the north providing city centre shopping plus an excellent selection of restaurants & cultural attractions including the Theatre Royal & cinemas. In addition, there are rail links to London from both Westbury Station and Bath Spa Station. Bradford on Avon Station connects direct to London Waterloo & Bath. Nearby Frome offers vibrant market town amenities & great places to eat. **EPC – D.** 

- Detached village home with great potential Four bedrooms, bathroom & ensuite
- Sitting room, breakfast room, dining room

• Kitchen, utility room & cloakroom



• Popular village location





• Good garden & double garage. NO CHAIN.













Well located village home for modernisation

Enclosed level garden E double garage

Four double bedrooms & two bathrooms

Jeremy Jenkins Estate Agents wish to inform prospective purchasers that these sale particulars are produced as a guide only. No detailed survey has been undertaken. Services, appliances or specific fittings have not been tested. Room sizes should not be relied upon for carpets, floor coverings and furnishings. Floor plans, if shown, are for identification purposes only and are not drawn to scale. Jeremy Jenkins Estate Agent Limited Registered No. 07110935, 1 Abacus House, Newlands Road, Corsham, Wiltshire, SN13 OBH. A wholly owned subsidiary of Grampus Property Company Limited. List of directors available on request. Registered in England: 07115125.

