



Conifers, 3B Walnut Close, Rode, BA11 6QA.

Guide Price: £595,000

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
- Kitchen, utility room & cloakroom
- Four bedrooms, bathroom & ensuite
- Popular village location
- Sitting room, breakfast room, dining room
- Good garden & double garage. NO CHAIN.





*Well located village home for
modernisation*

*Enclosed level garden &
double garage*

*Four double bedrooms & two
bathrooms*

