

**The Estate Office, Leighton Lane, Evercreech, BA4 6DP**  
**Telephone (01749) 343 111**  
**e-mail: joanna@simonheal.co.uk**

**3 WILLOW CLOSE, ROSSITERS ROAD**  
**FROME, BA11 4FJ**



**FOR SALE OFFERS OVER £450,000**

Simon Heal Estate Agents are proud to present this absolutely stunning, **BRAND NEW HOME** conveniently positioned close to all facilities of Frome, boasting a quiet location in a cosy mews. This beautifully presented **3 STOREY FAMILY HOME** comprises a lounge, kitchen/diner, utility room, cloakroom, 4 bedrooms - two with en-suite, family bathroom, enclosed garden, double garage and 2 parking spaces.

**NO ONWARD CHAIN, AVAILABLE NOW!**  
**VIEWING HIGHLY RECOMMENDED FOR FULL APPRECIATION OF THIS PROPERTY!**

## **Willow Close, Frome, BA11 4FJ**

The development is positioned in the heart of ever so popular and thriving town of Frome.

### **FEATURES**

- residential development consisting of 3 exclusive, 4 bedroom detached houses with double garages
- excellent, close to town centre location
- walking distance to Frome train station
- high quality of finish
- all bathrooms fully fitted and kitchens fully equipped
- all properties come with double garages and allocated parking
- contemporary design over 3 storeys
- gas central heating and double glazing
- underfloor heating on the ground floor and radiators on the 1<sup>st</sup> and top floors, all thermostatically controlled
- properties are prewired for Sky TV, Freesat and digital TV
- choice of carpets from selected range
- upper section of the house is clad with Canadian redwood cedar
- pressurised hot water system
- impressive views over the rooftops of Frome
- **Last plot remaining**

### **GENERAL INFORMATION**

There is a management company (Garfield Management Frome Limited 08806312) which is responsible for the upkeep of the drive leading from the roadside to the properties, 5 houses contribute to the upkeep of this roadway.

All services are mains, connected and operating.

Entire project is predicted to be fully completed this Spring.

All properties will be finished to the same standard using the best quality fixtures and fittings as well as top range integrated kitchen appliances and bathroom suites.

### **Entrance Hall**

Front door leading to light and airy hallway. Stairs led to the 1<sup>st</sup> and top floors, tiled flooring, smoke alarm, window to front, under-stairs cupboard, doors into:

### **Cloakroom**

**4'9 x 2'8**

Room stat for under-floor heating, low level WC, frosted window to front, washbasin with a vanity unit, extractor fan.

### **Utility Room**

**5'10 x 6'0**

Tiled flooring, side door leading to outside, Ideal system boiler, washing machine, worktop, range of base cupboards with gloss effect fronts, sink with a mixer tap.

### **Lounge**

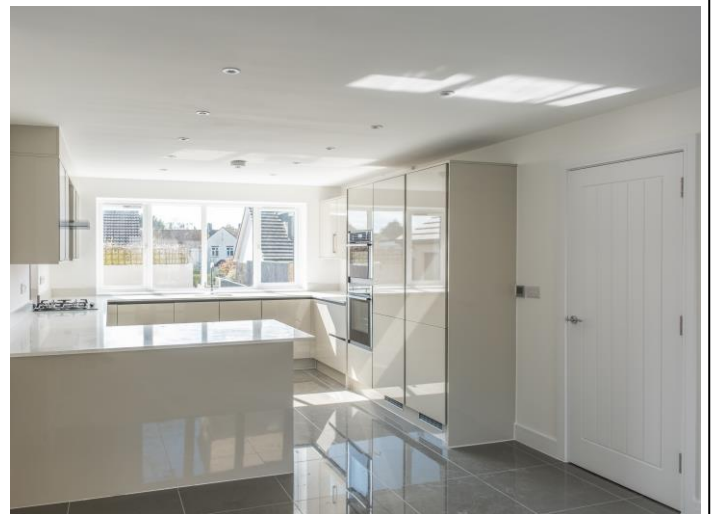
**23'3 x 11'11**

Large modern living space finished to high quality standard with bifold patio doors leading to a pretty and low maintenance garden, gas fire and under floor heating with a room stat, carpeted flooring, window to rear, TV/broadband and telephone points, smoke alarm.

### **Kitchen**

**11'9 x 15'8**

Tiled flooring, double glazed window to front, sink unit with a mixer boiling water tap, large range of gloss fronted, wall and base units with upstands and worktops, built-in double oven with slide and hide door, 4 ring gas hob with hood, integrated dishwasher, full length integrated fridge and freezer, wine cooler, room stat for the underfloor heating, breakfast bar.



From Entrance Hall, stair to the 1<sup>st</sup> floor.

### **Landing**

Smoke alarm, thermostat, under-stairs airing cupboard housing the water cylinder with hot water and heating timer controls, window to rear, doors into:

### **Bedroom 2**

**11'8 x 12'5**

Carpeted flooring, TV point, radiator, window to front, door into:

### **En-suite shower room**

3-piece suite with a double shower cubicle, low level WC and a washbasin with a vanity unit, heated towel rail, frosted window to side.

### **Bedroom 3**

**11'7 x 9'8**

Carpeted flooring, window to rear, radiator, TV point.

### **Bedroom 4**

**7'2 x 11'7**

Carpeted flooring, window to front, radiator.

### **Family Bathroom**

Frosted window to rear, 3-piece suite comprising a bath with a shower screen and electric shower, washbasin and low level WC mounted into a vanity unit, heated towel rail, extractor fan, walls partly tiled, tiled flooring.

**From the 1<sup>st</sup> floor Landing, stairs to:**

### **Top Floor**

### **Bedroom 1**

**12'8 x 15'9**

Carpeted flooring, storage cupboards, dressing area, 2 roof light windows, radiator, door into:

### **En-suite shower room**

3-piece suite with a shower cubicle, low level WC and a washbasin with storage units, storage recess, heated towel rail, roof light window, extractor fan.

### **Outside**

### **Parking**

Driveway and parking for 2 vehicles.

### **Garage**

**17'11 x 17'10**

Double garage with electric roll up door, power, light.

### **Rear Garden**

Well enclosed by fencing and gates, laid to artificial grass with patio laid to slabs.





## Floorplan



## Agent Note

All services are main and connected.

Sizes are approximate.

EPC=B.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Pursuant to the terms of the Estate Agents Act 1979 we are obliged to inform all parties that a director of the selling agent firm is the co-director of the selling firm and is related to the other director of the selling firm.