



KINGSTONS



6 The Old Brewery Rode Frome BA11 6NU

A beautifully presented, modern, four-bedroom family home tucked away in a block paved courtyard, situated close to recreation ground, open countryside, village centre, primary school, village shop/cafe, The Cross Keys pub & The Mill at Rode. This deceptively spacious property, finished to a high specification, boasts large entrance hall, office/playroom, living room with French doors onto garden, dual aspect kitchen/breakfast room and dining room, utility room, cloakroom, refitted family bathroom and dual aspect master bedroom with ensuite shower room. Additional features include double glazed sash windows, private south-east facing, established gardens with a variety of trees and plants, blocked paved tandem driveway in front of large single garage with EV charging point. Early viewing is highly recommended.

Offers Over £525,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Hardwood, double glazed door to the front. Double glazed sash window to the front. Radiator. Tiled flooring, coving and inset ceiling spotlights. Smoke alarm. Alarm key pad, Panelled doors off and into:

Living Room

15'2" x 11'1" (4.63 x 3.38)
 Double glazed sash windows and French doors to the rear. Radiator. Feature fireplace with stone surrounds. Television point. Coving and inset ceiling spotlights.

Office/Play Room

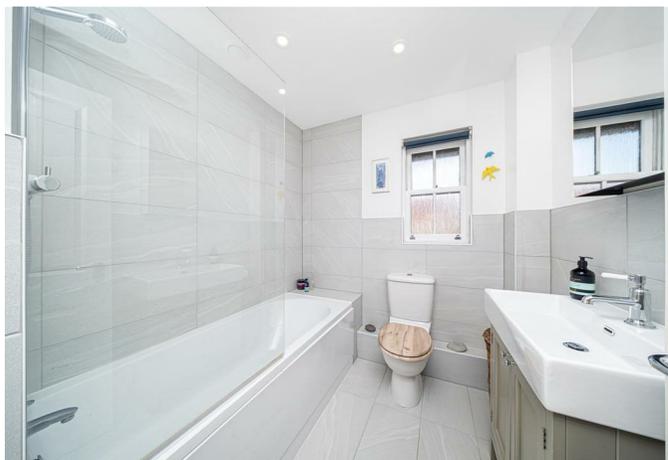
10'11" x 6'6" (3.33 x 1.98)
 Double glazed sash window to the front. Radiator. Wood effect flooring and coving.

Kitchen/Breakfast Room

5.13 x 2.98 (1.52m x 0.61m)
 Dual aspect with double glazed sash windows to the rear and side. Radiator. Extensive range of wall, base and drawer units with tiled splash-backs and laminate work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in high level stainless steel electric double oven. Built-in stainless steel five-ring gas hob with stainless steel splash-back and extractor hood over. Space for fridge/freezer. Space for table. Tiled flooring and inset ceiling spotlights. Panelled door to the utility room. Opening to the:

Dining Room

9'10" x 11'2" (3.0 x 3.41)
 Dual aspect with double glazed sash windows to the front and side. Radiator. Wood effect flooring and coving.



Utility Room

5'6" x 5'1" (1.68 x 1.55)

Double glazed sash window to the side. Wall and base mounted units with tiled splash-backs and laminate work surface. Stainless steel single sink drainer unit with drinking water tap. Plumbing for washing machine. Wall mounted Viessmann boiler. Tiled flooring. Fuse box. Double glazed panelled door to the rear.

Cloakroom

Radiator. Two piece white suite comprising pedestal wash hand basin and w/c with dual push flush. Tiled flooring and inset ceiling spotlights. Extractor fan.

FIRST FLOOR

Galleried Landing

Double glazed sash window to the rear. Radiator. Balustrade. Smoke alarm. Access to part boarded loft space. Coving. Panelled doors off and into: airing cupboard housing Mega Flow hot water tank and shelving.

Bedroom One

13'1" x 10'10" max (4.0 x 3.29 max)

Dual aspect with double glazed sash windows to the rear and side. Radiator. Built-in double wardrobe with panelled doors enclosing. Coving. Television point. Panelled door to the:

En Suite Shower Room

Obscured double glazed sash window to the side. Towel radiator. Three piece white suite with tiled surrounds comprising large shower cubicle with mains shower over and sliding door enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled flooring and inset ceiling spotlights. Shaving point and extractor fan.

Bedroom Two

11'1" x 10'11" (3.38 x 3.34)

Double glazed sash window to the front. Radiator. Coving.

Bedroom Three

10'11" x 10'9" (3.32 x 3.28)

Double glazed sash window to the rear. Radiator. Coving.

Bedroom Four

10'11" x 9'11" max (3.34 x 3.02 max)

Dual aspect with double glazed sash windows to the front and side. Radiator. Coving.

Refitted Family Bathroom

Obscured double glazed sash window to the side. Towel radiator. Three piece white suite with tiled surrounds comprising panelled bath with mains shower over and glass screen enclosing, wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring and inset ceiling spotlights. Shaving point and extractor fan. Mirrored medicine cabinet.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Well stocked borders with a variety of plants and shrubs. Gated side pedestrian access to the rear,

To The Rear

Well stocked and established gardens with private south-easterly aspect comprising paved patio area across the rear of the property, areas laid to loose stone chippings, wildlife pond, and borders with a variety of plants, trees and shrubs. Outside light. All enclosed by fencing and hedgerow.

Garage & Parking

18'6" x 9' (5.65 x 2.75)

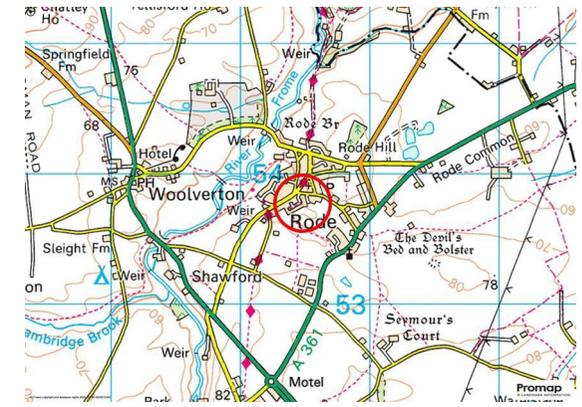
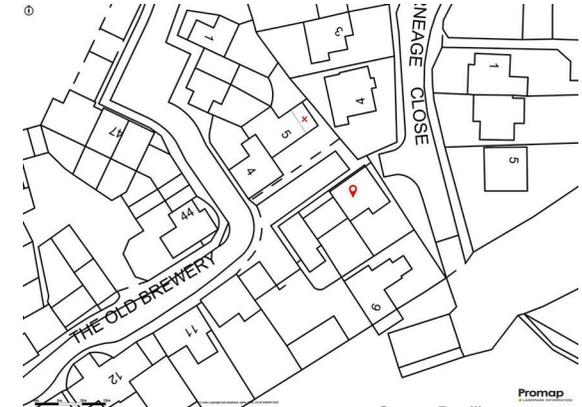
Garage opposite house. Up and over door to the front. Power and lighting. EV charging point. Tandem block paved driveway to the front. Parking for up to three cars.



Tenure **Freehold**
Council Tax Band **E**
EPC Rating **C**



Total area: approx. 149.1 sq. metres (1605.0 sq. feet)




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.