



## 7 Great Dunns Close Beckington Frome BA11 6AF

A fantastic opportunity to purchase this large, three bedroom detached family home tucked away within the exclusive Dunns Close development within the highly regarded village of Beckington close to village hall/recreation ground, Pubs, popular café and primary school. This former Redrow property was part of their premium collection of homes and is finished to a high specification; and boasts double glazed windows with stone sills, premium bathroom fittings, dual zone central heating system, patio doors off the kitchen/dining room onto garden, integrated Smeg appliances, and electric up and over garage door. Additional features include tandem driveway for up to four vehicles and good sized enclosed private landscaped gardens. The property is also sold with the added benefit of no onward chain and viewing is highly recommended.

**Offers Over £475,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured double glazed, composite door to the front. Mat-well. Radiator. Stairs to the first floor with cupboard under with power and telephone point. Thermostat and heating controls. Doors off and into:

### Living Room

15'4" x 11'7" (4.67 x 3.52)

UPVC double glazed window to the front. Radiator. Television and telephone points.

### Kitchen/Dining Room

18'5" x 12'4" (5.62 x 3.75)

UPVC double glazed windows and sliding patio doors to the rear. Contemporary vertical radiator. Extensive range of modern high gloss wall, base, drawer and pantry units with island, under cupboard lighting, tiled splash-backs and square edge work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in Smeg stainless steel four-ring gas hob with glass splash-back and extractor over. Built-in high level Smeg stainless steel electric fan oven and microwave. Integrated dishwasher and fridge/freezer. Space for table. Utility cupboard with plumbing for washing machine, work top and shelving. Wood effect LVT flooring and inset ceiling spotlights.

### Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Two piece white suite comprising corner wash hand basin and w/c with dual push flush. Wood effect LVT flooring and inset ceiling spotlights. Fuse box.



## FIRST FLOOR

### Landing

UPVC double glazed window to the side. Radiator. Balustrade. Access to loft space. Doors off and into: storage cupboard housing Potterton boiler and shelving.

### Bedroom One

11'10" x 11'5" (3.61 x 3.49)  
Two UPVC double glazed windows to the front. Radiator. Two built-in double wardrobes. Ceiling light and fan. High level television point. Door to the:

### En Suite Shower Room

Obscured UPVC double glazed window to the side. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with mains shower over and sliding doors enclosing, wash hand basin with cupboard under and w/c with dual push flush. Shaving point and extractor fan. Mirrored medicine cabinet and wall mounted storage cupboard. Wood effect LVT flooring and inset ceiling spotlights.

### Bedroom Two

11'6" x 10'12" (3.50 x 3.35)  
UPVC double glazed window to the rear. Radiator.

### Bedroom Three

11'4" x 7'2" (3.46 x 2.18)  
UPVC double glazed window to the rear. Radiator.

### Family Bathroom

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mains shower over and glass screen enclosing, wall hung wash hand basin and w/c with dual push flush. Shaving point and extractor fan. Mirrored medicine cabinet. Wood effect LVT

flooring and inset ceiling spotlights. Door to airing cupboard housing pressurised hot water tank and shelving.

## EXTERNALLY

### To The Front

Path to the front door with entrance light. Area laid to lawn with Birch tree and mature shrubs. Post and rail fence. Driveway providing off road parking for 3-4 vehicles. Gated side pedestrian access to the rear to both sides. Gas and electric meters.

### To The Rear

Good sized enclosed, highly private, landscaped gardens comprising large paved patio area to the immediate rear leading to large composite decked area with trees, area laid to artificial lawn and timber framed raised beds with a variety of established plants and shrubs. Additional area to the rear of the garage laid to artificial lawn providing storage and drying area, timber framed raised bed with Wisteria. Outside tap and light. All enclosed by fencing. Gated side pedestrian access to both sides.

### Garage

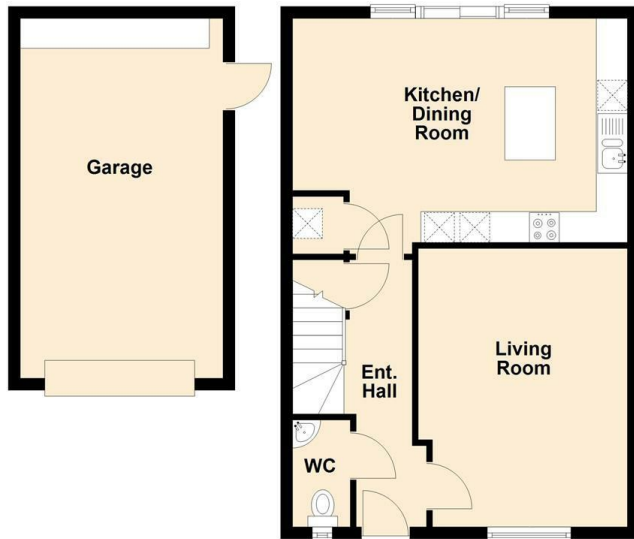
19'10" x 11'3" (6.04 x 3.42)  
Electric up and over door with windows to the front. Power and lighting. Eaves storage. Range of wall and base mounted units with rolled top work surface. Fuse box. Double glazed door to side.



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

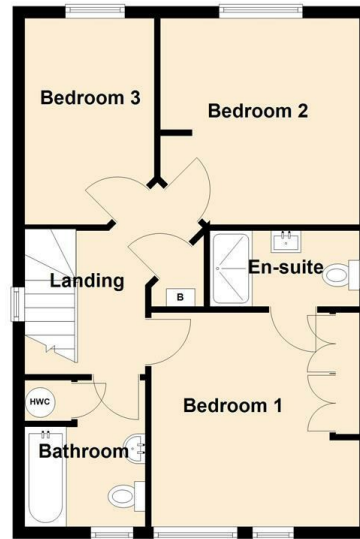
### Ground Floor

Approx. 68.5 sq. metres (737.7 sq. feet)

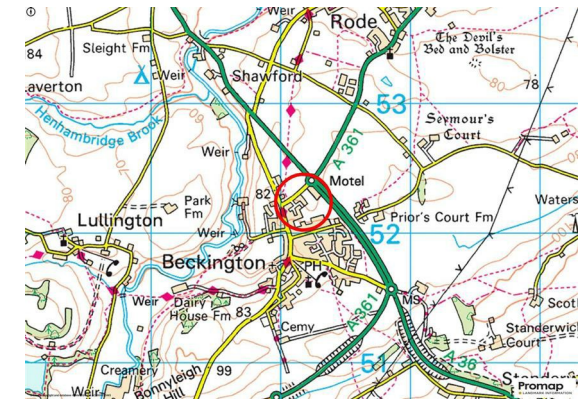
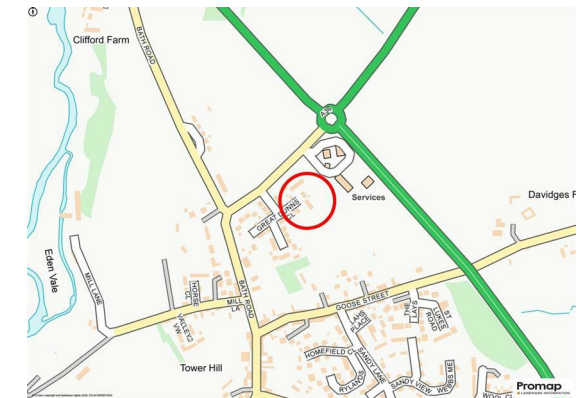
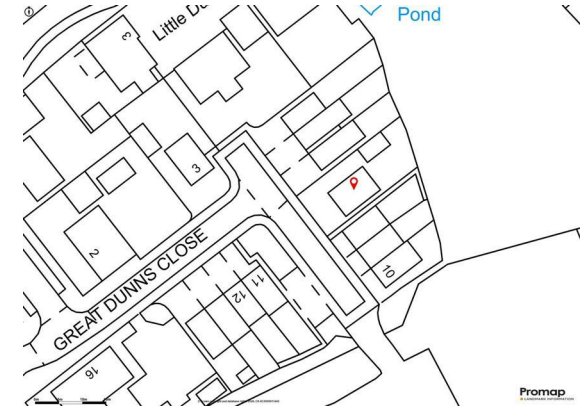


### First Floor

Approx. 48.0 sq. metres (516.4 sq. feet)



Total area: approx. 116.5 sq. metres (1254.0 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.