



Little Orchard, Rossiters Road, Frome, BA11 4AJ

welcome to

Little Orchard, Rossiters Road, Frome

A well-presented three-bedroom home featuring an open-plan kitchen, dining and living area, master bedroom with en-suite, and a decked rear garden with a garden room and outbuilding. Further benefits include driveway parking and a low-maintenance front garden.



Hall

Open stairs rising to the first floor. Recess under the stairs. Radiator. Wood effect flooring.

WC

WC. Basin with cupboard underneath. Heated towel rail. Wood effect floor.

Kitchen/Dining/Reception

35' 1" x 13' 1" (10.69m x 3.99m)

Kitchen area - double glazed window looking out to the garden. Fitted kitchen with wall and base units and drawers. Wood effect worktops. Integrated cooker-hood, fridge-freezer and dishwasher. Stainless steel sink with mixer tap over. Wood effect flooring. Radiator. Flowing into the:

Dining area - double glazed door leading out to the garden. Double glazed window looking out to the garden. Flowing into the:

Reception area - double glazed double doors leading out to the garden. Double glazed window looking out to the front of the property. Large upright radiator.

Reception Room/Bedroom Four

8' 10" x 7' 7" (2.69m x 2.31m)

Double glazed window looking out to the front of the property. Radiator.

Bedroom One

13' 9" x 10' 6" (4.19m x 3.20m)

Double glazed windows looking out to the front and side of the property. Two radiators.

En-Suite

6' 11" x 6' 3" (2.11m x 1.91m)

Double glazed skylight. WC. Basin with mixer tap and cupboard underneath. Heated towel rail.

Bedroom Two

10' 10" x 10' 10" (3.30m x 3.30m)

Double glazed window looking out to the front of the property. Radiator.

Bedroom Three

10' 6" x 8' 10" (3.20m x 2.69m)

Double glazed skylight. Radiator.

Bathroom

8' 10" x 6' 11" (2.69m x 2.11m)

Double glazed skylight. WC and basin with integrated storage behind. Bath. Heated towel rail. Wood effect flooring.

Front Garden

Gravelled area on the left. Steps on the right leading to the front door. Access to the garden via a gate to the right.

Rear Garden

Decked area. Steps leading to a further large decking area edged with raised borders.

Garden Room

11' 2" x 9' 10" (3.40m x 3.00m)

Double glazed sliding door going into the garden room. Double glazed windows on the left. Lighting and power.

Outbuilding

9' 10" x 4' 7" (3.00m x 1.40m)

Attached to the garden room.

Driveway

Parking for one car.

Agents Note

Please be advised that there is no shower in the en-suite. But all the facilities are in place for one to be installed.



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Little Orchard Rossiters Road, Frome

- Three Double Bedrooms
- Master with En-Suite
- Open Plan Kitchen/Diner/ Reception
- Possible Fourth Bedroom/Study
- Large Decked Garden

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: D

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
FRO112135 - 0005

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