



2 Eastwood Close Frome BA11 4PR

Guide Price £399,950

A beautiful, detached house that has been the subject of significant improvement in recent times. Immaculate from top to bottom with a layout that was built as a four bedroom house that now has been changed to form a generous three double bedroom, one en-suite family house. The outside has been landscaped with ease of maintenance in mind with the house itself fronting onto Westwood drive with the garage and driveway in Eastwood Close. The front door leads into a roomy entrance hallway with the downstairs cloakroom on your left and the stairs up to the first floor just behind. The living room is at the front of the house with plenty of space for all the usual furniture you would want. The utility room is at the rear of the hallway with storage under the stairs, a neat little alcove, fitted base units with a sink and drainer, space and plumbing and the modern wall mounted gas boiler. There is a half glazed door out to the side. The modern kitchen/dining room is at the rear of the house with plenty of modern units with built in appliances and double doors out to the rear garden and into the conservatory, which is a lovely space, almost secluded from the house that quite nicely links outside and in. Upstairs there are now three double bedrooms, a modern en-suite shower room and a good sized family bathroom. The garden has been the subject of significant improvement with an artificial lawn area, paved patio area with a covered pergola and further pebbled area at the side of the house. The garage is at the rear of the garden with a door into the store area and insulated office/store space driveway parking in front of it.



Residential Sales

Knowledge and service is key; this coupled with confidence and motivation make this department a formidable force, with local knowledge comes the confidence to be able to offer the service you expect. Knowing the value of your home is very difficult to predict; using our experience and in-trade tools available to us will give you the best chance of achieving the greatest price from the most suitable buyer in a time frame that works with you.

Residential Lettings

Looking after your investment is our main objective, finding quality tenants and maintaining the property to a high standard makes for a 'Happy Tenancy', our no hidden extras fee structure is highly competitive (if not cheaper) than most agents.

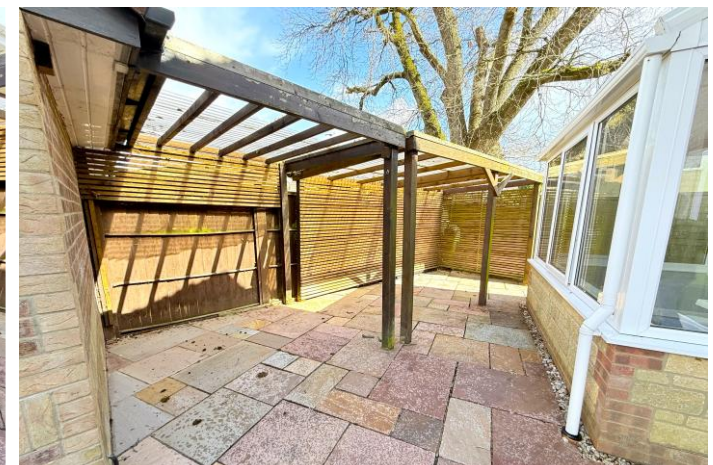
Commercial Sales and Leasing

Having been one of the main local commercial agents in the town; over the past decade; we have able to assist in modelling the centre by grouping like minded shops enabling them to support each other. In addition we have let numerous industrial units and office complexes in the Commerce Park, Marston and Wallbridge trading estates to both small and large organisations. We believe being passionate about Frome enables us to convince companies relocating or expanding to the area.



- 1227 Sqft Beautifully Presented Detached House
- Popular Development On The Edge Of The Critchill Estate
- Formerly 4 Bedrooms, Now 3 Doubles
- One En-Suite Shower Room, Family Bathroom & Downstairs WC
- Living Room
- Generous Kitchen/Dining Room & Utility Room
- Modern Conservatory
- Landscaped, Low Maintenance Gardens
- Single Garage & Driveway Parking
- Modern Gas CH & DG Windows

- Living Room 14' 8" (4.47m) x 11' 7" (3.53m)
- Kitchen/Dining Room 21' 2" (6.45m) x 9' 7" (2.92m) average
- Conservatory 11' 4" (3.45m) x 9' 2" (2.79m)
- Utility Room 8' 9" (2.67m) max x 5' 8" (1.73m)
- Bedroom One 11' 3" (3.43m) x 11' 0" (3.35m)
- En-Suite Shower Room 8' 10" (2.69m) x 2' 11" (0.89m)
- Bedroom Two 14' 6" (4.42m) x 9' 6" (2.9m) reducing to 6' 3" (1.9m)
- Bedroom Three 10' 1" (3.07m) x 10' 1" (3.07m)
- Bathroom 7' 2" (2.18m) x 6' 8" (2.03m)



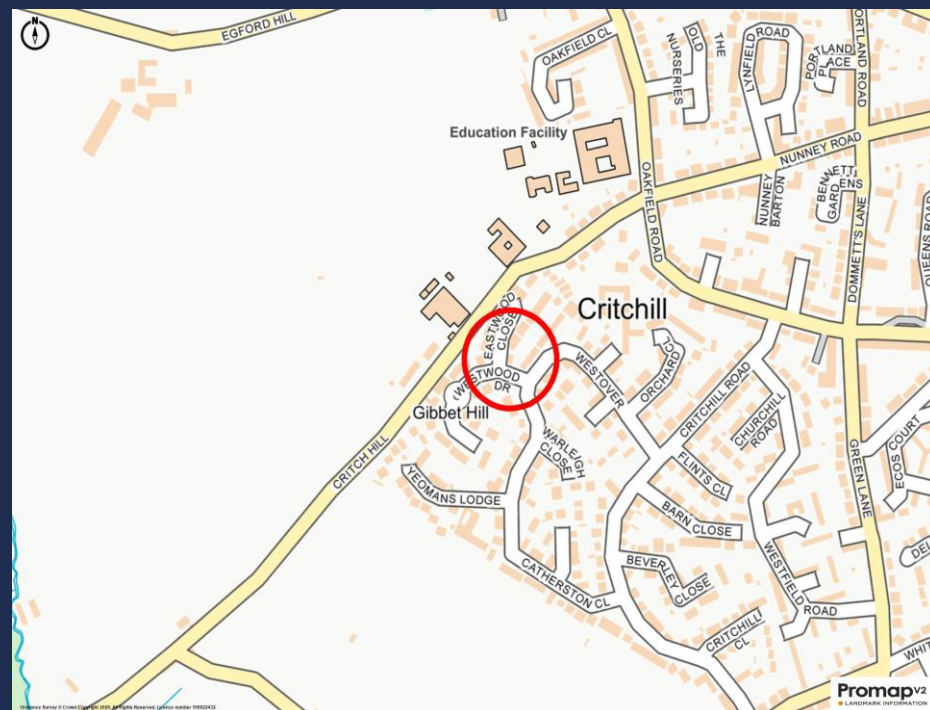
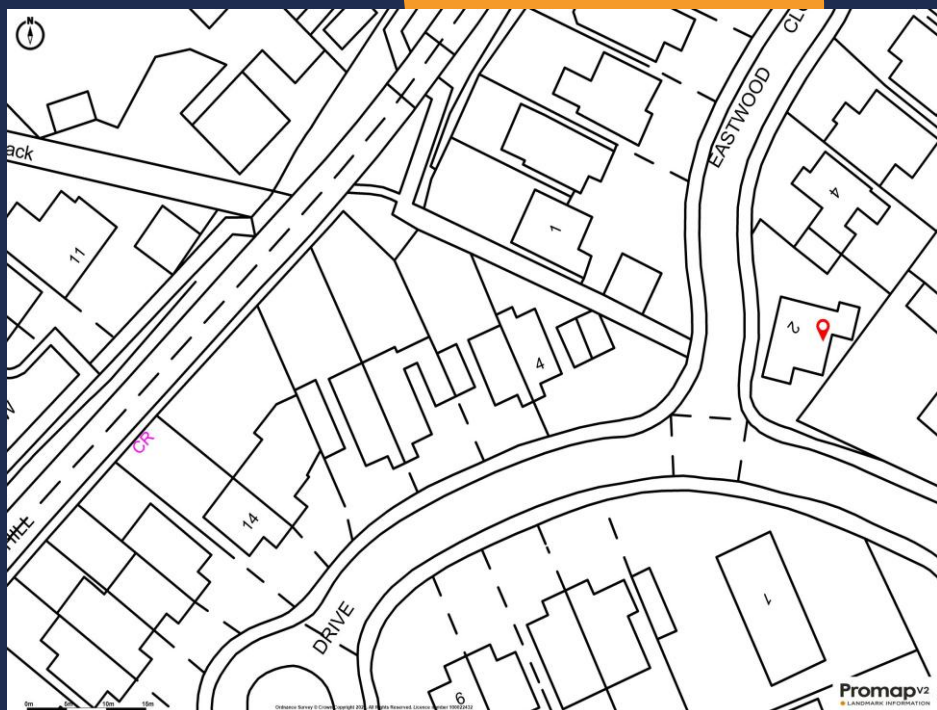
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The tenure is freehold

All main services are connected

The council tax band is D and is charged at £ 2,686.67 for 2026/27



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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