



## 6 Blagdon Walk Frome BA11 2YH

### Offers in the region of: £525,000

An immaculate example of an executive Prowtings built detached house. Located on a sought after road on the Bath side of town having been beautifully maintained and updated during the owners last 33 years of tenure. Built with a double garage with one of them converted to form an outstanding modern kitchen/breakfast room with the addition of an office at the front. The property has a superb sun room extension at the rear of the house with a modern insulated roof enabling all year round use. Ticking a lot of the boxes required with a modern house: the downstairs WC, a utility room, the impressive kitchen/breakfast, a generous living room with an open chimney, the dining room and the sun room along with four bedrooms, an en-suite shower room and family bathroom, both of which have been recently modernised. The garden is southerly facing with a generous patio seating area. There is a single garage and plenty of front garden and driveway.



#### 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.*



- 1653sqft Executive Detached House
- Sought After Prowtings Development
- Four Bedrooms
- Extended & Modern Kitchen/Breakfast Room
- Modern En-Suite Shower Room, Family Bathroom & Downstairs WC
- Utility Room & Integral Garage
- Living Room With Open Fireplace, Dining Room & Sun Room
- Enclosed Gardens With Large Patio & Ample Driveway Parking
- Integral Garage, Gas Central Heating With Modern 'Warm Air' Boiler, Double Glazing Throughout
- No Onward Chain

- Living Room 19' 1" (5.82m) x 11' 2" (3.4m)
- Dining Room 11' 2" (3.4m) x 10' 2" (3.1m)
- Sun Room 11' 0" (3.35m) x 10' 2" (3.1m)
- Kitchen/Breakfast Room 16' 5" (5m) reducing to 8' 1" (2.46m) x 16' 0" (4.88m) maximum
- Study 8' 1" (2.46m) x 5' 2" (1.57m)
- Utility Room 7' 6" (2.29m) x 4' 11" (1.5m)
- Integral Garage 17' 8" (5.38m) x 8' 7" (2.62m)
- Bedroom One 12' 7" (3.84m) x 11' 8" (3.56m)
- En-Suite Shower Room 6' 10" (2.08m) x 6' 0" (1.83m)
- Bedroom Two 11' 4" (3.45m) x 11' 3" (3.43m)
- Bedroom Three 8' 9" (2.67m) x 8' 7" (2.62m)
- Bedroom Four 8' 0" (2.44m) x 7' 4" (2.24m)
- Bathroom 8' 8" (2.64m) max x 5' 5" (1.65m)



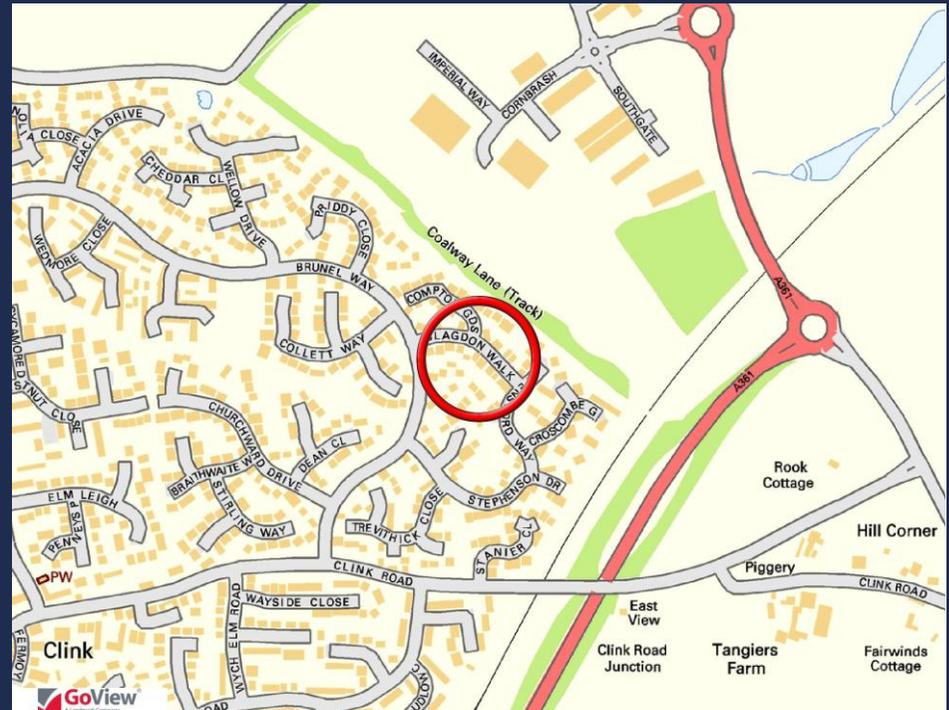


## 6 Blagdon Walk Frome BA11 2YH

The tenure is freehold

Electricity, gas, mains water and drainage are connected

The Council Tax Band is E and is charged at £3,121.18 for 2025/26



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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