

# 22 Rosemary Way, Frome, BA11 5ET

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OIEO £435,000 Freehold

A spacious, light and airy 'Charles Church' four-bedroom, detached family home, newly decorated and carpeted, set on the very edge of Frome, enjoying an enviable corner position, private driveway, detached garage and a stunning rear garden.

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### DESCRIPTION

The home's internal accommodation provides a spacious lounge, 25ft open plan kitchen/dining/family room, master bedroom with en-suite, three further bedrooms, downstairs study, four-piece family bathroom and cloakroom.

The impressive kitchen/dining room provides a modern fitted kitchen with a range of base and wall mounted cabinets, stainless steel sink inset into the worktop, built-in oven with fitted hob and extractor hood overhead. There is an integrated fridge/freezer, space for white goods and the room is finished with ceiling spotlights. The kitchen is open plan in design with the dining/living room area offering plenty of space for a large family dining table and chairs and space for an additional sofa. There are two sets of French style UPVC doors opening onto the garden deck area.

The lounge is a pleasant light and airy room that offers ample space for all lounge furnishings and enjoys views onto the front. There is a further reception room to the front, which could offer itself as a study/work from home space, separate dining room or children's playroom.

The ground floor is completed with a modern installed cloakroom with fitted wash hand basin and W.C.

Making your way upstairs the home offers a generous double size master bedroom with adjoining three-piece en-suite bathroom. The first floor provides three further good size bedrooms all of which are served by the modern four-piece family bathroom comprising of a walk-in shower, fitted bath, wash hand basin and W.C.

### OUTSIDE

Externally the home enjoys a stunning recently landscaped and enclosed rear garden, which has a large, decked seating area ideal for garden furniture to sit and relax in whilst enjoying the sun. The further garden is mainly laid to lawn with space behind the garage for a garden shed.

To the side of the home is driveway parking leading to the garage, accessed via a side gate. To the front are steps leading to the front door, with shingle stones laid either side.

### LOCATION

Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres, and a cinema. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London, Paddington.



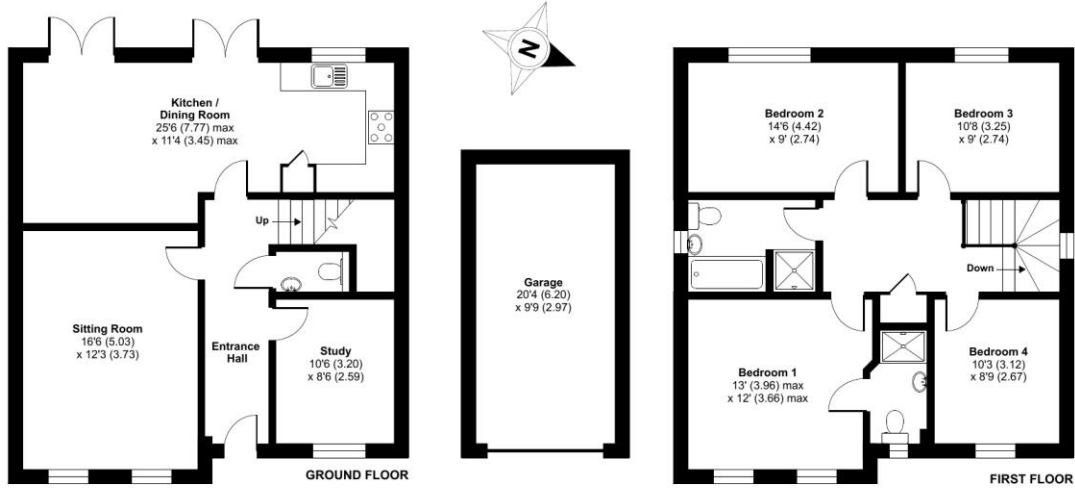




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Approximate Area = 1644 sq ft / 152.7 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Cooper and Tanner. REF: 870328



## FROME OFFICE

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