

6 Rosemary Way, Frome, BA11 5ET



Guide price £450,000 - £475,000

A substantial, four-bedroom detached family home situated within a sought after development on the outskirts of Frome town.

6 Rosemary Way, Frome, BA11 5ET

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£450,000 - £475,000 Freehold

A substantial, four- bedroom detached family home situated on a popular development on the outskirts of Frome town.

You enter the home into a spacious entrance hallway which gives access to the main sitting room, separate study, kitchen/diner and downstairs w.c. There are stairs here that ascend to the first floor.

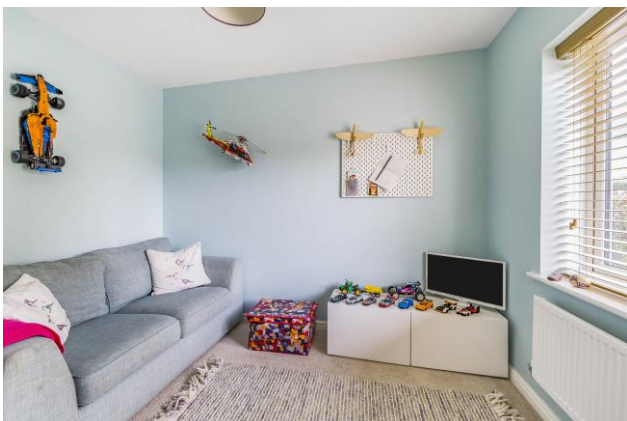
The lounge/sitting room is situated to the front of the house and is naturally light and spacious. There is ample room for plenty of large furnishings.

Opposite the lounge, is the separate study/playroom which is a fantastic work from home space. This room could equally serve a variety of different requirements dependent on the buyer's needs.

The kitchen/diner is at the far end of the property, facing the garden and is a wonderful size. This room is a brilliant social/family space and offers plenty of space for a large dining table and chairs. The kitchen area itself is well-equipped, modern and stylish and offers a range of wall and base units, ample worktop/preparation space and built in appliances such as oven with gas hob, fridge/freezer and dishwasher. There is also an inset steel sink.

Two sets of French doors leading out into the enclosed rear garden.

Just off the kitchen is a useful, separate utility room with plenty of extra storage and space for a freestanding washing machine/dryer. This also serves as an ideal alternative entrance for muddy paws and boots!



FIRST FLOOR

On the first floor, you are welcomed onto a landing which gives access to the four bedrooms and family bathroom.

Bedroom one is a wonderful double bedroom with the added benefit of a modern, ensuite shower room. This room offers space for extra bedroom furnishings such as wardrobes and chests of drawers – with space to spare!

Bedroom two is another generous double bedroom, with bedrooms three and four being modest doubles/generous single bedrooms – ideal for young children, teenagers or even guests.

The family bathroom is located on the first floor and offers a modern suite, including bath with shower attachment, separate shower, wash hand basin and w.c. An obscured window allows for natural light to flow into this room.

OUTSIDE

To the side of the property is a driveway suitable for two vehicles, in addition to the single garage with up-and-over door.

The rear garden is predominantly laid to lawn, making this a wonderful (and perfectly safe) space for children to play and for pets to roam. It also offers prospective purchaser's the chance to personalise to their own tastes, should they wish to make any changes to suit their own requirements/desires.





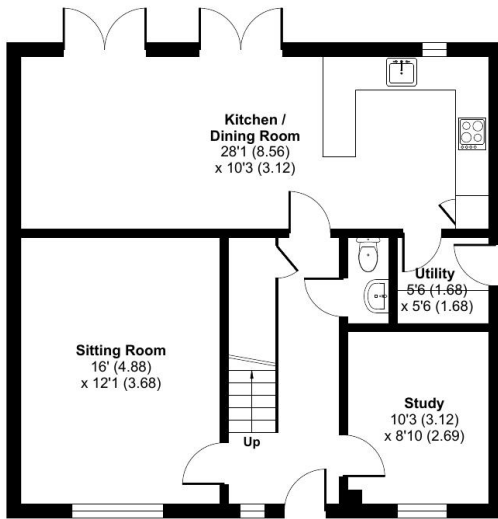
Rosemary Way, Frome, BA11

Approximate Area = 1512 sq ft / 140.4 sq m

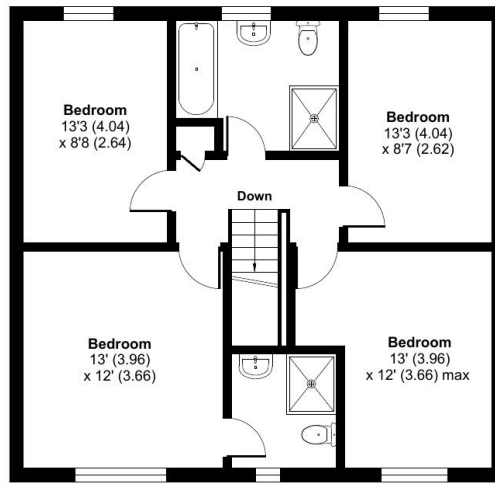
Garage = 198 sq ft / 18.3 sq m

Total = 1710 sq ft / 158.7 sq m

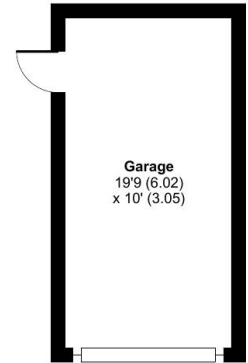
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GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cooper and Tanner. REF: 1190022



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