

# 9 Turnstone Close, Rode, BA11 6AW

COOPER  
AND  
TANNER



OIRO £465,000

An exciting opportunity has arisen to purchase this stunning and deceptively spacious modern three-bedroom home, set on the very edge of the ever-desirable village of Rode.

# 9 Turnstone Close, Rode, BA11 6AW

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OIRO £465,000 Freehold

## DESCRIPTION

Set on the edge of the ever-desirable village of Rode forming part of an exclusive development, ideally positioned for direct links to the popular historic city of Bath, is this beautifully presented modern three-bedroom family home.

The front door opens into a large, light and airy entrance hall which is a great first impression of the home.

The 'Shaker style' modern kitchen comprises a range of base and wall mounted cabinets, sink inset into the worktop, integrated oven and fitted hob complete with stainless steel extractor hood overhead, integrated fridge/freezer, dishwasher and washing machine. The room offers plenty of space for a dining table and chairs with double doors leading to the entrance hallway and double doors opening onto the garden patio.

The dual aspect lounge is a tranquil, light and airy room with ample space for lounge furnishings, and equally has double doors opening onto the patio. An attractive contemporary electric fireplace provides a great focal point for the room.

The ground floor is completed with a modern fitted cloakroom and under-stair storage cupboard.

Stairs lead to the first floor and onto a spacious landing.



There is a well-proportioned master bedroom with a stunning high specification modern en-suite three-piece shower room. There is a secondary light and airy double bedroom and good size third double bedroom, both of which are served by the modern three-piece family bathroom comprising of a fitted bath with shower over, wall mounted vanity unit and W.C.

## OUTSIDE

Externally, the home offers a highly private fence enclosed low maintenance landscaped garden, which has a large patio seating area with the further garden mainly laid to lawn and slate chippings. The garage is of a generous size with an additional brick paved parking area to the front.

## AGENT'S NOTE

The development has private visitor parking. There is a maintenance cost paid at £236.00pa approximately for general upkeep and maintenance of communal areas.

## LOCATION

Rode is one of the area's most popular and sought-after villages, with a green at its centre. It is within commuting distance of both Bath and Bristol and offers easy access to the adjoining towns of Frome, Bradford on Avon and Trowbridge, while Westbury has a regular fast connection to London Paddington. Village amenities include pubs, a very popular primary school, post office/general store with fantastic café, village hall and playing fields. Private schools are to be found in Bath and Warminster.





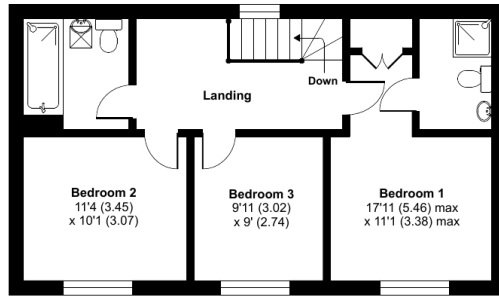
# Turnstone Close, Rode, Frome, BA11

Approximate Area = 1180 sq ft / 109.6 sq m

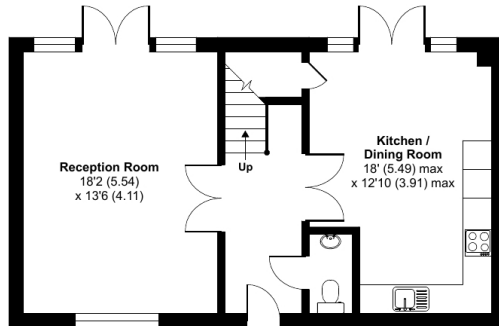
Garage = 215 sq ft / 19.9 sq m

Total = 1395 sq ft / 129.5 sq m

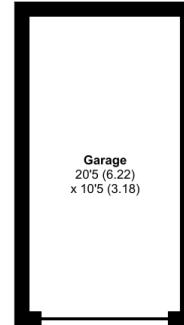
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cooper and Tanner. REF: 1024670



## FROME OFFICE

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