

# 3 Mendip Drive

Frome, BA11 2HS

COOPER  
AND  
TANNER



**£450,000 Freehold**

This wonderfully spacious, semi-detached family home is located on one of Frome's most sought-after streets and offers a modern interior and a beautifully landscaped fully enclosed rear garden. A viewing comes highly recommended.

# 3 Mendip Drive, Frome, BA11 2HS

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**£450,000 Freehold**

## DESCRIPTION

This fabulous, three-bedroom family home, located on the ever-popular Mendip Drive, offers generous and naturally light living accommodation throughout.

You enter the home into a spacious entrance hall which leads seamlessly into the lounge/diner, kitchen and downstairs w.c. Stairs from here, rise to the first floor.

The lounge/dining room is a wonderful size and benefits from being dual aspect, flooding this space with plenty of natural light. This room needs to be seen to be fully appreciated. There is ample room for dining room furniture plus lounge furniture, in addition to even further space towards the rear of the property, which is currently utilised as an extra seating/play area. This entire room is a wonderfully flexible space and can be utilised/furnished in a variety of different ways. There is a side door from this room, leading out onto the garden.

The kitchen, accessible from the entrance hall, is well equipped, modern and stylish and offers a good range of wall and base units in addition to space for a freestanding oven and dishwasher. From the kitchen, a doorway leads into the enclosed rear hallway, which is used as a modest utility space and has an integral door leading into the garage.

Stairs lead up to the first-floor landing which gives access to two double bedrooms and one single, plus the family bathroom.

The light and airy master bedroom is a generous size and has a large window overlooking the beautiful rear garden.

To the front of the property is the second bedroom, very similar in size to the master bedroom, and overlooks the front of the property. Finally, there is a single bedroom, situated to the rear, ideal as a children's bedroom/nursery or home office. The family bathroom is also a modern space and offers a white, three-piece suite to include bath with shower over, wash hand basin and W.C.

## OUTSIDE

To the front of the property is a spacious driveway, suited to at least two or three vehicles, and this leads up to the garage and small sheltered area to the front.

To the rear of the property is a fully enclosed, pet and child-friendly garden which enjoys a good-sized patio seating area, perfect for alfresco dining during the warmer months. There are two steps leading up to a pathway that in turn leads to the centre of the lawned area of the garden, welcoming you onto a lovely feature patio, a lovely space for planters/feature garden items or even an alternative seating area. The raised section of the garden is predominantly laid to lawn, and the garden has been landscaped to a wonderful standard. There are flowerbeds bordering the top end of the garden.

## ADDITIONAL INFORMATION

Gas and electric heating. All mains' services are connected.

## LOCATION

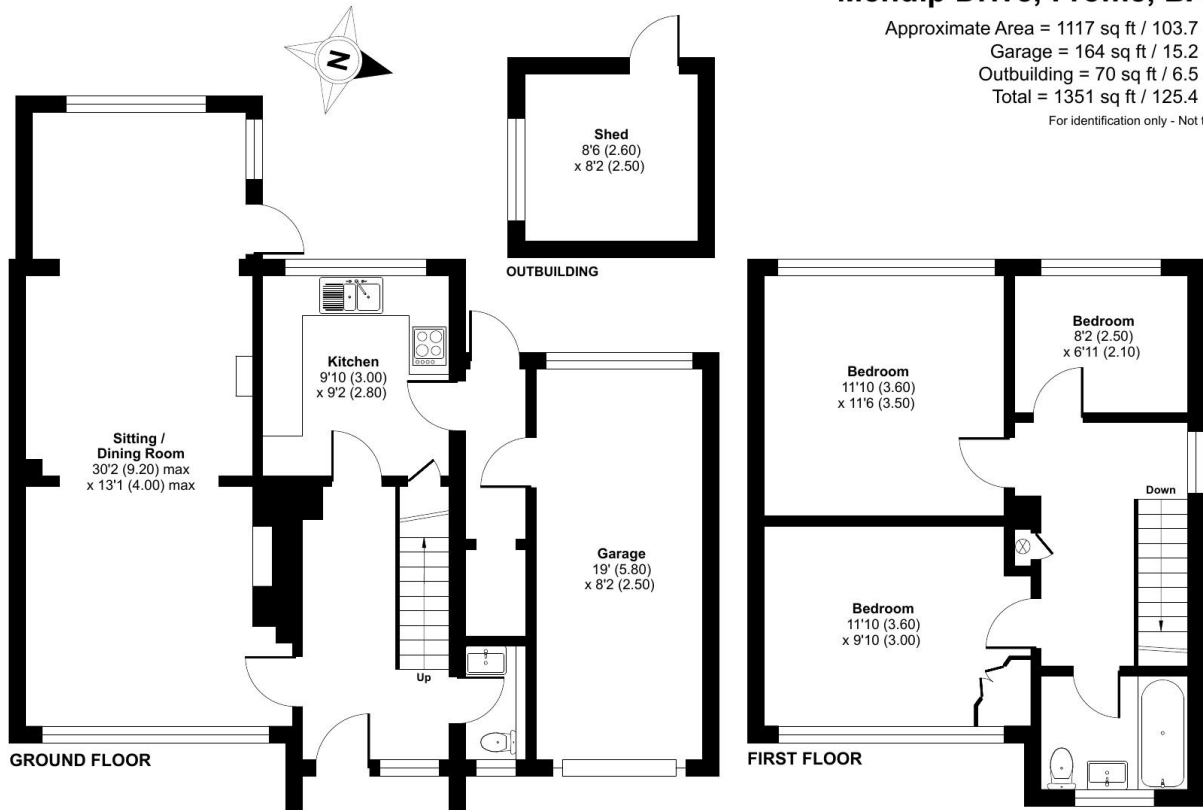
Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres, and a cinema. Bath and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





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Approximate Area = 1117 sq ft / 103.7 sq m  
 Garage = 164 sq ft / 15.2 sq m  
 Outbuilding = 70 sq ft / 6.5 sq m  
 Total = 1351 sq ft / 125.4 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Cooper and Tanner. REF: 1155265



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