

# 23 Norah Fry Avenue,

Shepton Mallet, BA4 5UE

COOPER  
AND  
TANNER



**£285,000 Freehold**

This semi-detached house is in popular location with good sized accommodation arranged over 3 floors comprising master bedroom with ensuite, utility and open plan kitchen / dining / family room and study/playroom. There is also a single garage and garden.

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## DESCRIPTION

This spacious town house was built by Midas Homes in the grounds of the former Norah Fry Hospital on the western side of the town.

You enter the property directly into the spacious entrance hall with doors to the principal rooms, laminate flooring and staircase rising to the first floor with understairs storage. The good sized cloakroom is fitted with a white suite of low level wc and wall hung wash hand basin. Across the hall, the family sized open plan kitchen / dining / family room is fitted with a cream range of base, drawer and wall units with under unit lighting and incorporating a single drainer sink unit and work surfaces. There is a built in gas hob, double oven, canopy, microwave, an integrated dishwasher and fridge / freezer. There is space for dining table and chairs. The family space is overlooking the green. A door leads to the utility room which is fitted with a single drainer sink, plumbing for a washing machine and ample space for a tumble drier. A part glazed door gives access to the rear garden.

On the first floor from the landing, a second staircase leads to the second floor and doors lead into bedroom three (small double) and the sitting room. This family sized room has a glazed door and side panels to the balcony with a view over the green, there is also double doors leading into an additional room which would make an ideal study, playroom or an occasional guest bedroom.

The accommodation on the second floor comprises the master bedroom, bedroom two (double) and the family bathroom. The master bedroom has a built in wardrobe and an ensuite shower room with low level wc, wash hand basin and shower cubicle.

## OUTSIDE

The property is approached across a footpath and through a gate into the front garden which overlooks the green and is enclosed by wall topped with railings. The rear garden is a fully enclosed and laid mainly to lawn with paved patio and a path and gate giving access to the parking and good sized garage which has power and light connected. On street parking is available on a first come first served basis.

## ADDITIONAL INFORMATION

Gas fired heating. All mains' services are connected. Council tax band D. The service charge for the period 01/05/24 – 30/04/25 was £468.73.

## LOCATION

Shepton Mallet offers a range of local amenities and shopping facilities including a selection of supermarkets, doctors surgeries, pharmacies, infant, junior and secondary schools. The town is well placed for commuting to Bristol, Bath, Wells, Frome and Castle Cary with its mainline station to Paddington London.

## DIRECTIONS

From the Cooper and Tanner office, proceed along Commercial Road to the mini roundabout. Turn left onto Old Market Road. At Tesco roundabout, turn right onto West Shepton. Continue over next mini-roundabout. Take the 4<sup>th</sup> turning on the right into Old Wells Road. Norah Fry Avenue is the first turning on the right. Keeping the green and the visitors parking on your left, the property will be seen directly in front of you.







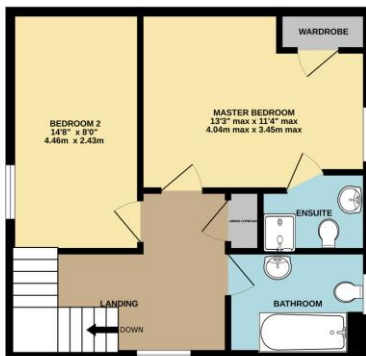
# GROUND FLOOR



# 1ST FLOOR



# 2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## SHEPTON MALLET OFFICE

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