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Residential Sales



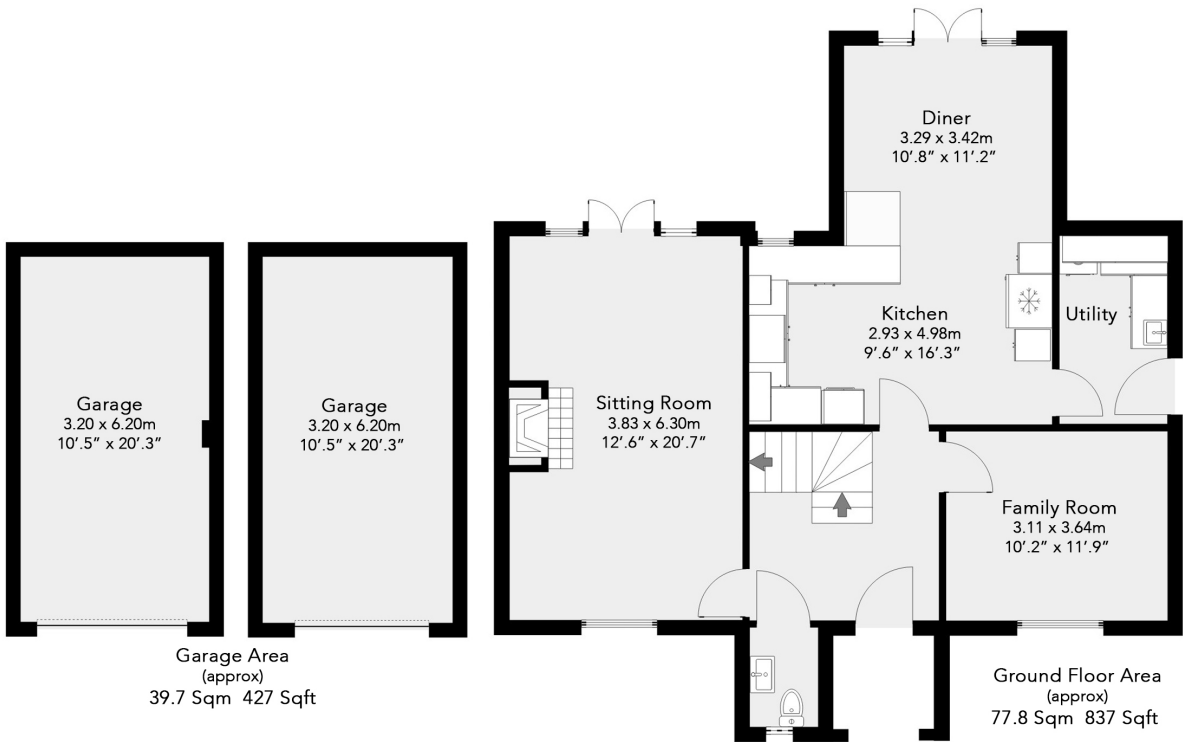
16 St Lawrence Lane, Rode



Floor Plan

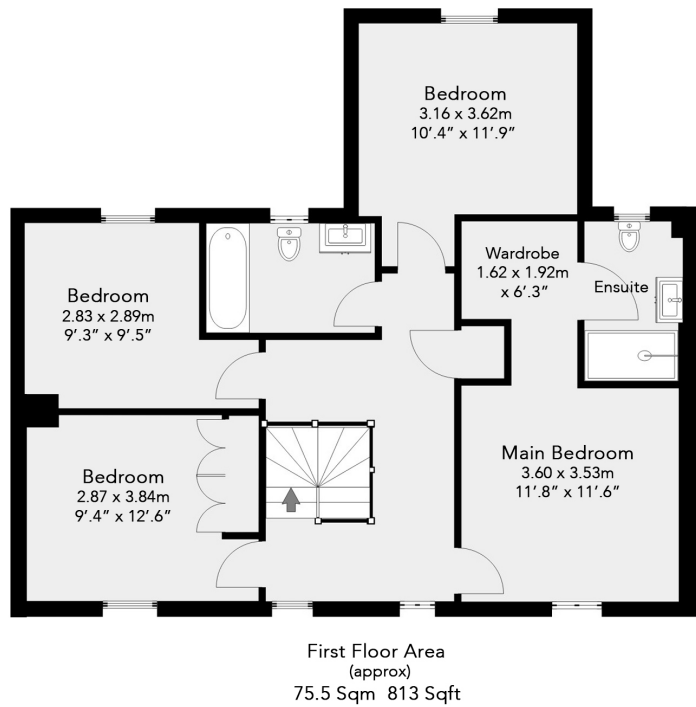


16 St Lawrence Lane Rode BA11 6AT



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Rode
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Constructed in 2020 by award winning Autograph Homes, this immaculate 4 bedroom detached home offers stylish, low maintenance living, high quality finishes throughout, private garden, double garage and parking.



Total Floor Area
(incl Garages approx)
193 Sqm
2077 Sqft

Tenure: Freehold

Offers in Excess of
£700,000

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent

Situation

16 St Lawrence Lane is situated in the popular Somerset village of Rode. The village benefits from Rode First School, a Post Office/village store, 2 public houses (The Cross Keys and The Mill at Rode) and St Lawrence Church. The surrounding countryside provides excellent walks including meandering strolls along the River Frome.

The village is also well positioned for access to surrounding towns, which include Trowbridge (approx. 4 miles), Bradford on Avon (approx. 5 miles), Frome (approx. 5 miles) and Warminster (approx. 8 miles). Amenities including retail outlets, pubs and restaurants, cinema and sporting facilities can be found within these towns along with rail links.

The World Heritage City of Bath (approx. 10 miles) provides a complete range of retail outlets together with many other amenities including The Theatre Royal, a number of fine restaurants and excellent sporting facilities. There is also a mainline railway station providing direct access to London Paddington, Bristol and south Wales.

The M4 motorway junctions 17 and 18 are both approximately 20 miles and access to the M3 via the A303 is also easily reached.

General Information

Services: We are advised that all mains services are connected.
Heating: Gas fired central heating and underfloor heating
Broadband: 1GB Full fibre available
Local Authority: Somerset Council
Council Tax Band: Band F

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Description

Positioned on the edge of the charming village of Rode, within the highly sought after Church Farm development by Autograph Homes, this outstanding 4 bedroom detached property benefits from generous living space, presented in excellent order.

Finished to an high standard, the home offers underfloor heating throughout the ground floor and modern features designed for comfort and convenience. The bright, spacious living room features a log burner and French doors which open onto the rear garden, while the impressive open plan kitchen/dining area is fully equipped with integrated appliances, ideal for both everyday living and entertaining. A separate utility room, cloakroom and a versatile study or playroom complete the ground floor accommodation.

Upstairs, 4 well proportioned double bedrooms provide ample space, including a superb principal suite with dressing area and sleek en suite shower room. A contemporary family bathroom serves the remaining bedrooms.

Outside, the property enjoys a private rear garden with an extended patio, a manageable front garden, ample off street parking and a double garage.

Accommodation

Ground Floor

Entrance Hall

With wood flooring, partially glazed front door, understairs cupboard, underfloor heating.

Cloakroom

With wood flooring, front aspect window, WC, wash hand basin, underfloor heating.

Living Room

With front aspect window, French doors to rear garden, fireplace having inset woodburning stove, underfloor heating.

Study

With wood flooring, front aspect window, underfloor heating.

Kitchen/Dining Room

With wood flooring, rear aspect window, French doors to garden, range of floor and wall mounted units with Quartz worktops incorporating stainless steel sink having mixer tap and scored drainer, integrated appliances include; eye-level double oven, 5 ring gas hob having extractor over, dishwasher, underfloor heating.

Utility

With wood flooring, range of floor and wall mounted units having quartz work top incorporating stainless steel sink with mixer tap and scored drainer, side aspect window, underfloor heating, part glazed external door, space and plumbing for washing machine.

First Floor

Landing

With front aspect window, access to loft space, built-in storage, radiator.

Bedroom 1

With front aspect window, radiator, dressing area with built-in wardrobes, door to:-

En Suite Shower Room

With tiled flooring, rear aspect window, double width walk-in shower, concealed cistern WC, vanity unit with inset wash hand basin, heated towel rail.

Bedroom 2

With front aspect window, built-in storage, radiator.

Bedroom 3

With rear aspect window, radiator.

Bedroom 4

With rear aspect window, radiator.

Bathroom

With tiled flooring, concealed cistern WC, vanity unit having inest wash hand basin, bath with glazed shower screen and shower over, heated towel rail.

Externally

Garden, Garage and Parking

A brick block paved area to the side of the property provides off street parking for 2 vehicles and leads to the detached double garage.

Estate fencing to the front contains the easy-to-maintain garden with various shrubs and planting. A wooden pedestrian gate to the side provides access to the rear garden.

The garden to the rear is well enclosed is predominantly laid to level lawn with a paved patio and an abundance of mature shrubs, plants and trees.

