

# 6 Fairfield, Rode, BA11 6QD

COOPER  
AND  
TANNER



OIEO £500,000

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Set within its own private and tranquil end of cul-de-sac position is this light and airy three-bedroom detached bungalow in the highly desirable village of Rode.

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OIEO £500,000 Freehold

## DESCRIPTION

Found in the highly sought-after Fairfield development, of the beautiful village of Rode is this light and airy three-bedroom detached bungalow, enjoying a private landscaped fence enclosed rear garden and a double garage with ample driveway parking.

The home's internal accommodation offers a generous size dual aspect lounge, 18ft modern open plan kitchen/dining room, master bedroom with en-suite, two further good size bedrooms, additional three-piece shower and entrance hallway.

The open plan modern 'Shaker style' kitchen/dining room comprises a range of base and wall mounted cabinets, stainless steel sink inset into the worktop, fitted gas hob with extractor hood overhead and plenty of natural light from the front aspect. The kitchen is finished in attractive wooden flooring and has space for a large dining table and chairs. The dual aspect lounge is a calming bright room, with a focal feature fireplace and space for lounge furnishings. The master bedroom to the rear is a great size double bedroom with built-in storage and space for all bedroom furnishings. The bedroom enjoys lots of natural light and benefits from an en-suite three-piece shower room. The home provides two further good-size bedrooms to the rear looking onto the garden and an additional three-piece shower room. Bedroom three has French style double doors leading onto the garden.

## OUTSIDE

The rear landscaped garden is private fence enclosed with a sunny patio seating area immediately to the rear, the garden is laid to lawn, with an abundance of mature trees, plants and bushes (a gardener's dream) and a garden shed.

There is a side access door into the double garage, with electric remote-control door. From the rear garden to the front of the double garage is driveway parking for multiple vehicles.

To the side of the driveway is a shingle laid access path leading to the front door, there are further mature and pretty bushes and trees within the front garden.

## 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.

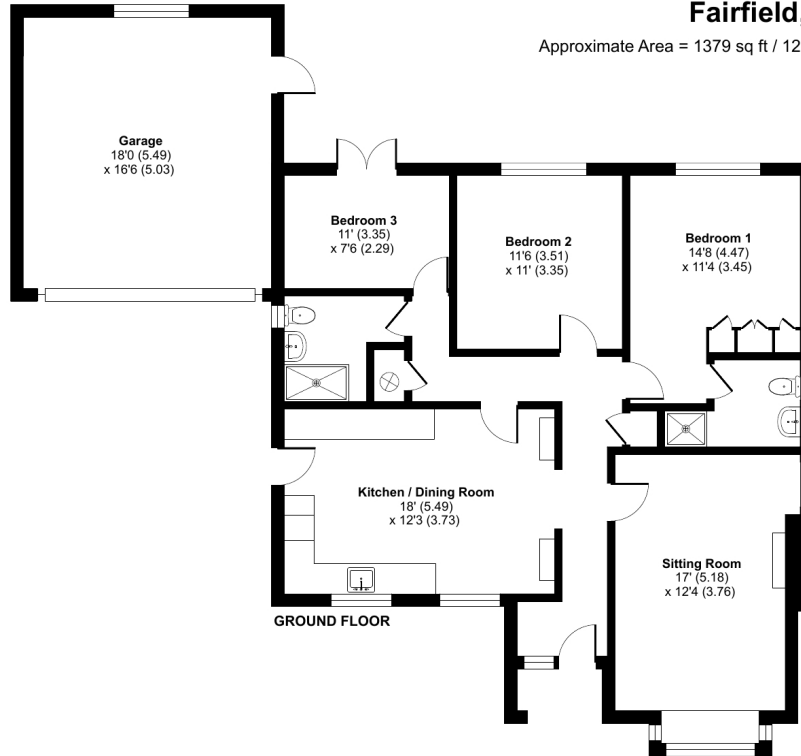




# Fairfield, Rode, Frome

Approximate Area = 1379 sq ft / 128 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Cooper and Tanner. REF: 901439



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