



# 4 Wool Close Beckington Frome BA11 6AQ

Built by David Wilson Homes in 2018, this substantial, modern 4 bedroom detached family home, set on the edge of the ever popular village of Beckington provides comfort with modern practicality.

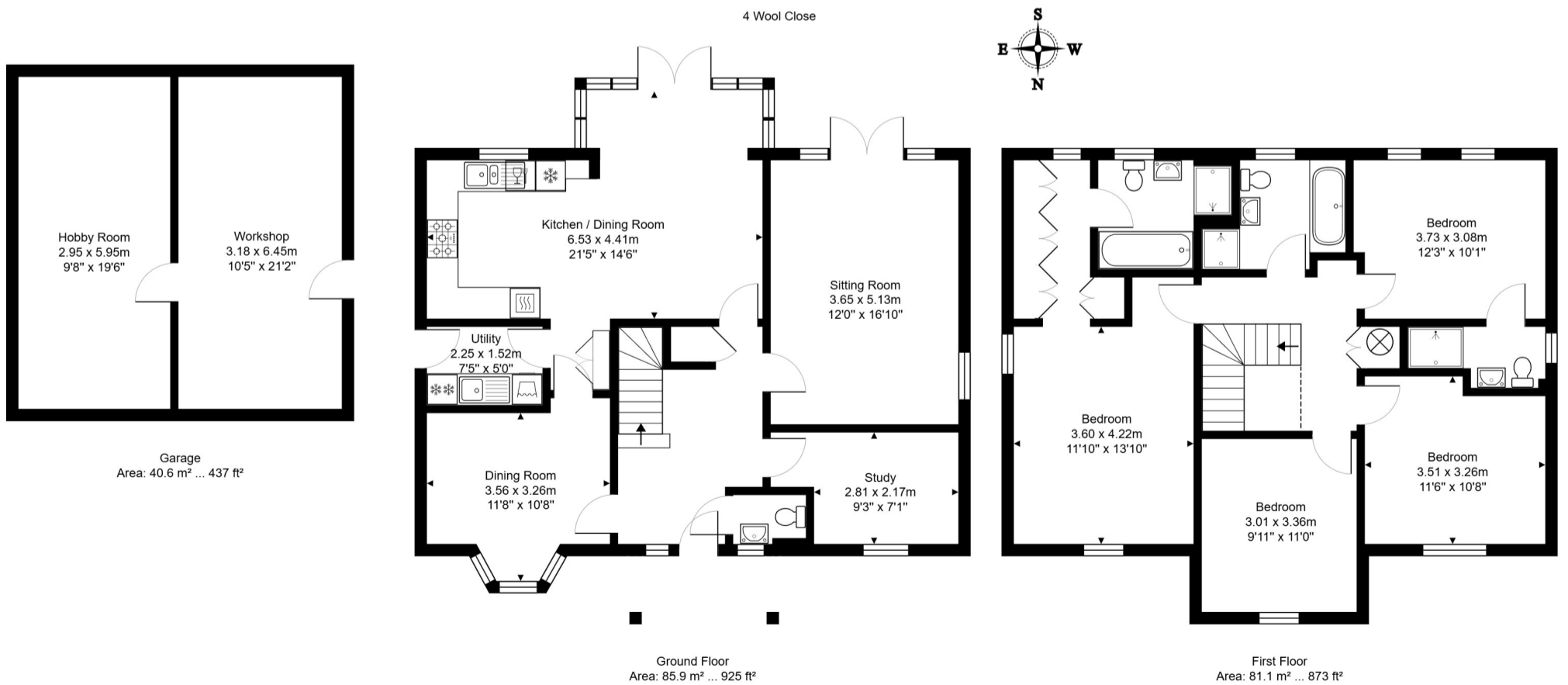
## Property Features

- Attractive detached home
- Substantial private garden
- Ample off street parking
- Double garage
- Popular village location
- Modern convenience
- 4 double bedrooms
- 2 En Suites

Offers in Excess of

Tenure: Freehold

**£700,000**



Total Area: 167.0 m<sup>2</sup> ... 1798 ft<sup>2</sup> (excluding workshop, hobby room)

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.  
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# Accommodation

## Ground Floor

### Hallway

With double glazed front door, laminate wood effect flooring, built-in understairs cupboard, front aspect double glazed window, radiator.

### Cloakroom

With front aspect frosted double glazed window, low level WC and wash hand basin with tiled splashback surrounds, radiator.

### Study

With front aspect double glazed window, radiator.

### Living Room

Being dual aspect with double glazed window to the side and double glazed French doors open into the rear garden, radiators.

### Dining Room

With front aspect double glazed bay window, radiator.

### Utility Room

With double glazed door to side, radiator, range of floor and wall mounted units having work surface incorporating stainless sink with mixer tap and drainer, space and plumbing for washing machine, space for tumble dryer, cupboard housing wall mounted gas fired boiler providing domestic hot water and central heating, radiator, laminate wood effect flooring, extractor fan, recessed spotlights.

### Kitchen/Family Room

With a range of floor and wall mounted units having wooden worktops incorporating 1½ bowl stainless steel sink with mixer tap and drainer, gas hob having stainless steel extractor hood over and glass splash back, integrated appliances include electric double oven/microwave, fridge, freezer and dishwasher, double glazed window, radiators, laminate wood effect flooring, recessed spotlights, floor to ceiling double glazed bay incorporating French doors to the garden.

## First Floor

### Landing

With radiator, access to loft space, airing cupboard.

### Principal Bedroom

Being dual aspect with double glazed windows to front and side, radiator, open to:-

### Dressing Area

With a range of fitted wardrobes, rear aspect double glazed window, door to:-

### En Suite Bathroom

With rear aspect Frosted double glazed window, double width walk-in shower, panelled bath, partially tiled walls, wash hand basin with mixer tap, low level WC, heated towel rail, extractor fan, shaver point.

### Bedroom 2

With 2 rear aspect double glazed windows, radiator, door to:-

### En Suite Shower Room

With side aspect double glazed frosted window, walk-in shower cubicle, wash hand basin with mixer tap, low level WC, heated towel rail, extractor fan.

### Bedroom 3

With front aspect double glazed window, radiator.

### Bedroom 4

With front aspect double glazed window to the front aspect, radiator.

### Family Bathroom

With rear aspect rosted double glazed window, walk-in shower cubicle, panelled bath, wash hand basin with mixer tap, low level WC, partially tiled walls, heated towel rail, shaver point, extractor fan.

## Externally

### Garage, Garden and Parking

The property boasts a driveway offering ample off street parking and leading to a double garage with 2 sets of double opening doors and currently divided into a workshop and studio, offering great flexibility for a variety of uses. The expansive, south facing rear garden is larger than the typical new build and is predominantly laid to level lawn with a paved terrace providing an exceptional outdoor space for family activities, relaxation, and entertaining.



## Situation

4 Wool Close is situated in the Somerset village of Beckington. The village benefits from a Church of England First School (Ofsted rated Outstanding), Springmead an independent Prep school, St George's parish church and 2 pubs, The Wool Pack and The Foresters. The village also has a popular café and delicatessen (Mes Amis), The White Row Farm Shop with café and excellent "fish and chips" shop and a convenience store and petrol station.

The village is also well positioned for access to surrounding towns, which include Frome (approx. 3 miles), Bradford on Avon (approx. 6 miles), Trowbridge (approx. 6 miles) and Warminster (approx. 7 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.

## Description

This beautifully presented 4 bedroom detached home, built by David Wilson Homes in 2018, offers an abundance of space and a superb finish throughout, making it an ideal choice for family living.

Upon entering the home, you are greeted by a bright and airy entrance hall, which leads to all ground floor rooms. The ground floor provides a versatile snug/study, perfect for remote working or as a peaceful retreat, along with a bay fronted formal dining room, ideal for entertaining guests. The spacious dual aspect reception room provides plenty of natural light, creating a welcoming environment, while the superb kitchen/family room, equipped with modern appliances, offers a fantastic space for everyday living. French doors open from the kitchen/family room onto a large private garden, perfect for outdoor enjoyment.

On the first floor, you will find 4 generous double bedrooms, one of which benefits from its own en suite. The standout principal suite is complete with a dressing room and a luxurious en suite, offering the perfect retreat. The open and airy landing provides ample storage space, and the well appointed family bathroom completes the upper floor.

Externally, the property boasts a comfortable driveway with space for multiple vehicles, while the double garage is currently divided into a workshop and studio, offering great flexibility for a variety of uses. The expansive private garden is far larger than the typical new build, providing an exceptional outdoor space for family activities, relaxation, and entertaining.

This exceptional home combines space, style, and functionality in a highly desirable location. It truly offers everything a modern family could need, and we highly recommend scheduling a viewing to appreciate all it has to offer.

## General Information

Services: We are advised that all mains services are connected.

Heating: Gas fired central heating

Local Authority: Somerset Council

Council Tax Band: Band F

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