

# Thymian,

Berkley Road, Frome, BA11 2EE

COOPER  
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TANNER



**£750,000 Freehold**

Thymian is a detached newly built family size house with a large plot and set within a popular part of the town.

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 4  1  2 EPC TBC

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**£750,000 Freehold**

## DESCRIPTION

Positioned within an exceptionally sought after part of Frome with good access to amenities, this newly built home has been finished to a very high level. Internally, no expense has been spared with high quality materials used throughout.

The front door opens into an impressive entrance hall which is filled with natural light. There is an attractive Herringbone style Karndean floor which continues throughout all the ground floor.

To the far left is the living room which is a well-proportioned dual aspect space with bi-fold doors to the front and rear, providing access into the gardens. A fireplace with a stunning stone surround takes centre stage.

Centrally the kitchen/dining room is a light and airy open planned space with a stylish and high-quality range of wall and base units with stone work-surfaces. There is an integrated fridge/freezer, a cooker/hob with extractor and a dishwasher. There is a sliding patio door leading into the garden and ample space for a dining table, chairs and ancillary furniture. Off the kitchen is a well-appointed utility room incorporating a drop-in sink unit in a stone worktop

and splash back. There is a useful storage cupboard, wall units and a built-in washer/dryer. Below the window is a cabinet housing the sewerage pumping station controls, to the left of which is a half-glazed door to the garden.

There is also a ground floor study and a cloakroom.

On the first floor, accessed off the impressive galleried landing, there are four bedrooms and a family bathroom. The master is a good size double with an en-suite shower room.

## OUTSIDE

To the front of the house there is a five-bar gated driveway with comfortable parking for at least 4 vehicles with a garden to the side which is laid to lawn with a mature tree. The back garden is level, enclosed, child and pet friendly and consists of an area for seating, immediately adjoining the back of the house and a level lawn beyond which is decorated and bordered by a number of mature trees and hedging.

## ADDITIONAL INFORMATION

Mains gas central heating. Mains electricity. Private drainage (sewage pumping station). Mains water supply.







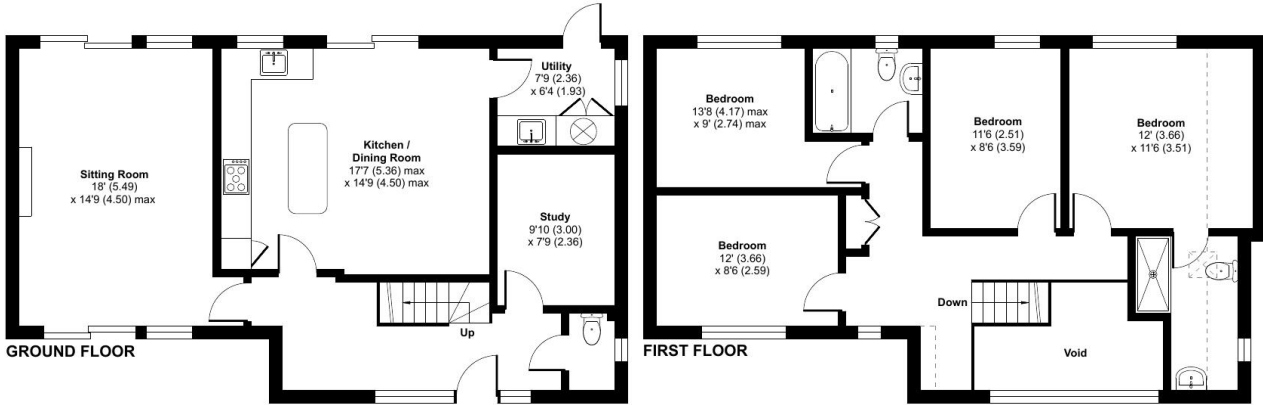
# Berkley Road, Frome, BA11

Approximate Area = 1434 sq ft / 133.2 sq m (exclude void)

Limited Use Area(s) = 60 sq ft / 5.5 sq m

Total = 1494 sq ft / 138.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Cooper and Tanner. REF: 1203097



## FROME OFFICE

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