

11 Collett Way

Frome, BA11 2XR

COOPER
AND
TANNER



£650,000 Freehold

11 Collett Way is a very well proportioned, detached, five-bedroom family house that occupies an excellent large plot within this highly sought after part of Frome. Double garage, driveway parking and impressive gardens.

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DESCRIPTION

Positioned on the Bath side of Frome, in a very popular part of the town, this impressive family home represents an exciting opportunity.

Throughout the house there are well presented and well-proportioned rooms which include a spacious and naturally light entrance hall. The living room lies to the left hand-side which is dual aspect with a feature fireplace and doors through to the conservatory. To the right hand-side of the entrance hall is an excellent home office which doubles up as a sixth bedroom if required. At the back of the house is the kitchen, overlooking the lovely back gardens. There are a range of wall and base units, room for appliances, direct access into the garden and the dining room, making this an excellent configuration for family living and entertaining. There is a downstairs w.c also.

On the first floor a good size landing provides access to the four first floor bedrooms, which are all double in size, and the master benefits from an en-suite. There is also a family bathroom.

OUTSIDE

There is a large lawned garden to the front with an excellent double width driveway adjacent which provides plenty of off-road parking leading up to the double garage. The rear garden has been landscaped and enjoys a large patio/seating area, perfect for entertaining. There is also a good size level lawn decorated by a number of trees and shrubs. The gardens are fully enclosed and child and pet friendly.

ADDITIONAL INFORMATION

Gas and electric heating. All mains' services connected.

LOCATION

Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres, and a cinema. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.

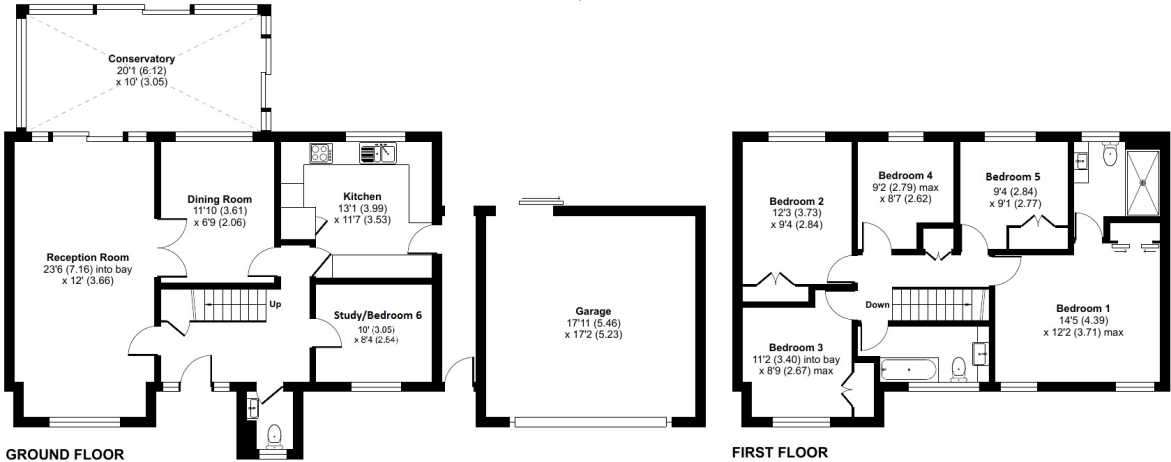




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Approximate Area = 1769 sq ft / 164.3 sq m
 Garage = 308 sq ft / 28.6 sq m
 Total = 2077 sq ft / 192.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Cooper and Tanner. REF: 1038523



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