

10 Alder Walk, Frome, BA11 2SN



Offers in Excess of £400,000 Freehold

An immaculate, extended family home offering generous living space and further potential to improve, positioned on the Bath side of town.

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Offers in Excess of £400,000 Freehold

DESCRIPTION.

A well-presented and extended four-bedroom family home on the Bath side of town.

Situated within a friendly neighbourhood on the Bath side of town is this immaculate, detached property offering spacious and naturally light living space.

You are welcomed into the home via an entrance porch, through to the hallway which leads on through to the lounge and has stairs which ascend to the first floor. The lounge is situated to the front of the property and enjoys an abundance of natural light and benefits from being very spacious, an ideal space for families and friends to come together. There are double doors which lead through into the dining area which is another naturally light room and is neutrally decorated, with new linoleum flooring and patio doors which lead out into the enclosed rear garden.

From the dining room, a door leads through into the kitchen which is very well equipped with lots of cream coloured wall and base units, an integrated oven with gas hob, space for additional appliances and a window which overlooks the garden at the back. A door takes you into the utility room where there is an inset sink, worktop space and additional storage. There is a w.c. off the utility and integral access to the garage.

On the first floor there are three double bedrooms and one single. Bedroom one is a fantastic size double bedroom with built-in wardrobes and a brand-new en-suite shower room which offers a contemporary white suite with large shower, w.c. and wash hand basin. Bedrooms two and three are similarly a very good size, with space for additional furniture such as wardrobes and chests of drawers. Bedroom four is a good size single and is a slightly different layout, making for the perfect guest room with additional space for a wardrobe.

OUTSIDE

You approach the property via a small pathway to the front which is parallel to the driveway that leads up to the single garage with up-and-over door. To the rear of the home there is a good size garden with a spacious patio seating area, ideal for entertaining, as well as a generous lawned area bordered by fencing.

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. The local railway station connects at Westbury for London Paddington.

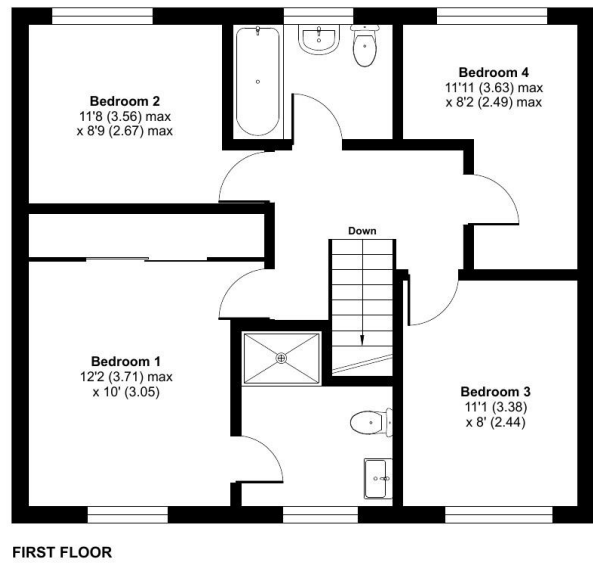
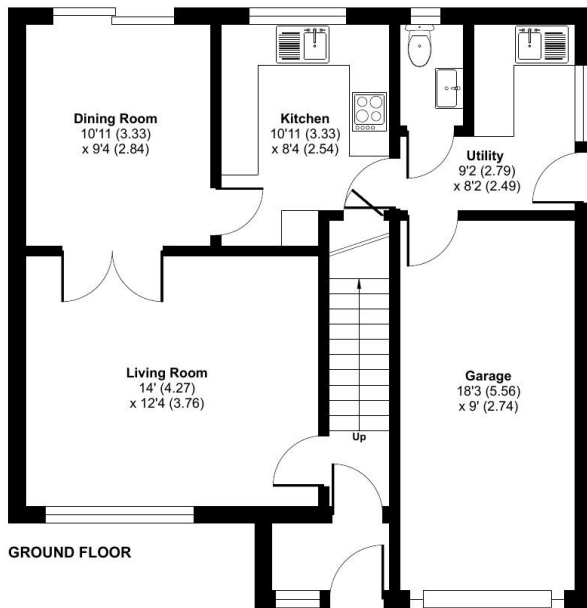




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Approximate Area = 1339 sq ft / 124.3 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Cooper and Tanner. REF: 949249



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