

2 Walnut Close,

Rode, BA11 6QA

COOPER
AND
TANNER



£499,950 Freehold

A well-proportioned, well appointed, four-bedroom home within this highly sought after village between Frome, Bath and Bradford on Avon. The house is offered with no onward chain and there is a large piece of garden available by separate negotiation.

2 Walnut Close, Rode, BA11 6QA

 4  2  2 EPC C

£499,950 Freehold

DESCRIPTION

2 Walnut close is a spacious and well-appointed end of terrace village centre home which is offered with no onward chain and enjoys an opportunity to purchase additional garden.

The front door leads into a spacious entrance hall which provides access into the study, the living room and stairs rise to the first floor. The living room is a good size and features a bay window looking over the front gardens and a fireplace taking centre stage. The study is a great multi-purpose space which could double up as a snug or a games room if a study isn't required. At the back of the house there is a fabulous, high spec, kitchen/dining room. Open plan in arrangement, perfect for family life and entertaining friends, there are a range of bespoke oak wall and base units that are topped with granite work surfaces. There is room for appliances and plenty of space for a table and chairs as well as additional comfortable seating. Dual aspect windows fill the area with natural light and patio doors open into the gardens, an excellent arrangement for al-fresco dining. There is also a good size utility room and downstairs cloakroom.

Upstairs are four double bedrooms. The master bedroom includes an en-suite bathroom and there is also a separate family shower room. There are two storage cupboards on the landing.

OUTSIDE

To the front of the house there is brick paved driveway parking with gardens to one side.

The rear garden is low maintenance, fully enclosed, child and pet friendly and includes a patio and a summer house.

ADDITIONAL GARDEN

An additional piece of mature and well stocked garden adjacent to the house (hatched in red) is available separately for £15,000 and would suit keen gardeners and with potential to have a cabin/home office arrangement.

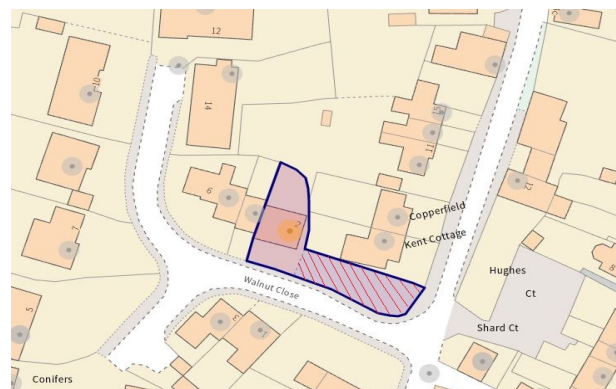
ADDITIONAL INFORMATION

Gas and electric heating. All mains services are connected.

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.





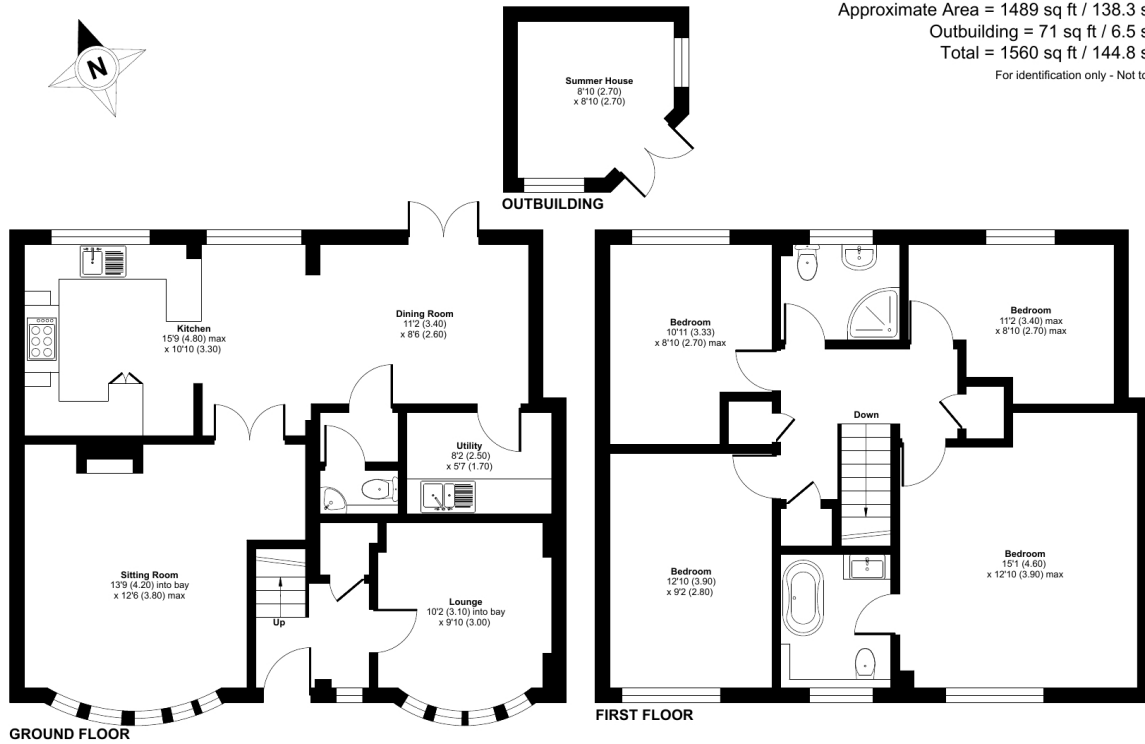
Walnut Close, Rode, Frome, BA11

Approximate Area = 1489 sq ft / 138.3 sq m

Outbuilding = 71 sq ft / 6.5 sq m

Total = 1560 sq ft / 144.8 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). © nichecom 2024. Produced for Cooper and Tanner. REF: 1140784



FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

