

# 8 Turnstone Close,

Rode, BA11 6AW

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## Offers in the Region of £465,000 Freehold

An attractive double fronted modern home with enclosed gardens and parking within this exclusive development on the edge of the village of Rode.

# 8 Turnstone Close, Rode, BA11 6AW

 3  1  2 EPC B

## Offers in the Region of £465,000 Freehold

### DESCRIPTION

Set on the edge of the ever-desirable village of Rode forming part of an exclusive development, ideally positioned for direct links to the popular historic city of Bath, is this beautifully presented modern three-bedroom family home.

The front door opens into a large, light and airy entrance hall which is a great first impression of the home.

The modern kitchen comprises a range of base and wall mounted cabinets, beautiful worktops, a sink inset into the worktop, an integrated oven and fitted hob complete with stainless steel extractor hood overhead. There is also an integrated fridge/freezer, dishwasher and washing machine. The room offers plenty of space for a dining table and chairs with double doors leading to the entrance hallway and double doors opening onto the garden patio. There are two kitchen upgrades that have been installed (after purchase, but from the original installer), these are the island with additional storage plus the extended oak topped cupboards and wine rack seen to the right of the integrated fridge/freezer.

The dual aspect lounge is a tranquil, light and airy room with ample space for lounge furnishings, also enjoying double doors opening onto the patio.

The ground floor is completed with a modern fitted cloakroom and under-stair storage cupboard.

Stairs lead to the first floor and onto a spacious landing.

On the first floor there is a well-proportioned master bedroom with a stunning high specification modern en-suite three-piece

shower room. There is a secondary light and airy double bedroom and good size third double bedroom, both of which are served by the modern three-piece family bathroom comprising of a fitted bath with shower over, wall mounted vanity unit and W.C. There are also custom made and installed wardrobes on the stairs landing recess.

### OUTSIDE

Externally, the home offers a highly private fence enclosed low maintenance landscaped garden. Adjoining the house there is a patio/seating area with a decked seating area and level lawn beyond. There is also a timber shed providing plenty of useful storage. To the front of the house there is designated parking for two vehicles. An EV charger has been installed in the side entrance.

### ADDITIONAL INFORMATION

Gas central heating and underfloor heating on ground floor. Mains electricity, water and drainage are connected.

### AGENTS NOTE

The development has private visitor parking. There is a maintenance cost paid a for general upkeep and maintenance of communal areas.

### 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.



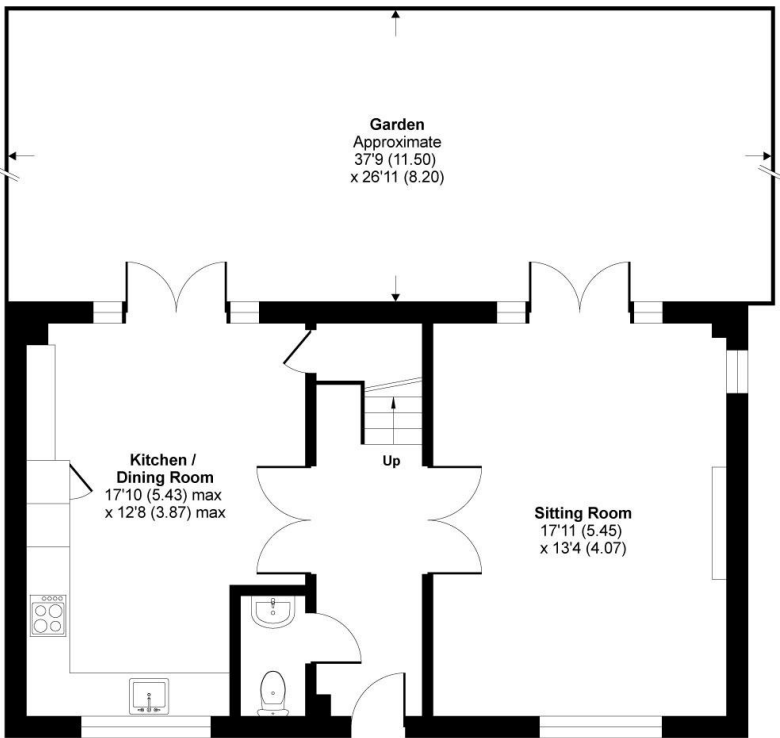




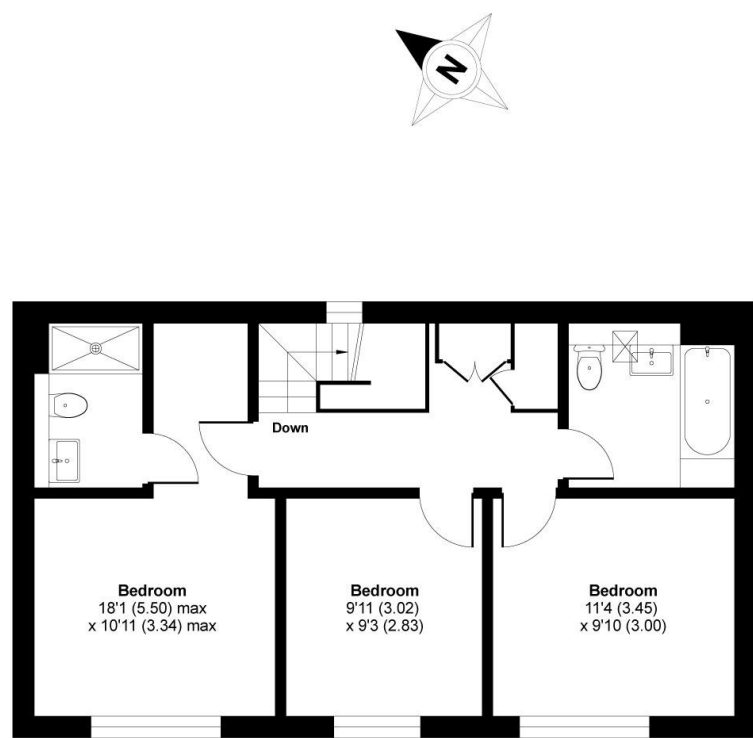
# Turnstone Close, Rode, Frome, BA11

Approximate Area = 1140 sq ft / 105.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced



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