

# 2 Spinners Close, Beckington, BA11 6AP

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£675,000 - £700,000 Freehold

Set within an idyllic tucked away exclusive cul-de-sac position on the very edge of the ever-desired village of Beckington, is this 'David Wilson' built executive four-bedroom modern style detached family home offering extensive downstairs living accommodation and private fenced enclosed rear gardens.

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 4  1  2 EPC B

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## DESCRIPTION

The home is set upon this modern Beckington development with the internal accommodation providing a stunning high specification kitchen/dining/breakfast room, light and airy 19ft lounge, master bedroom with en-suite, three further generous bedrooms, a four-piece family bathroom, utility, a cloakroom and entrance hallway.

The modern installed high specification 'gloss finished' kitchen comprises a range of base and wall mounted cabinets, 1½ bowl sink inset into the worktop, five ring installed hob with extractor hood overhead, integrated appliances and space for a large family dining table and chairs within the dining area. There are French style double doors leading out onto the garden which also allow lots of natural light. The kitchen is adjoined by a handy utility room to the rear, completed with a further sink inset into the worktop. The 19ft lounge to the front is a light and airy yet cosy room, offering ample space for all lounge furnishings. The front also has a useful study or multi-use room, which may prove ideal to those working from home.

The ground floor is completed with a fully fitted downstairs cloakroom and entrance hallway.

Making your way upstairs a large landing has doors leading to the bedrooms and family bathroom. To the front of the home is the master bedroom which is a generous size, benefiting from built in storage wardrobes and a modern fitted en-suite style three-piece shower room. The first floor provides three further well-proportioned double bedrooms all of which are served by the modern four-piece family bathroom comprising of; fitted bath, walk-in shower unit, wash hand basin and W.C.

## OUTSIDE

Externally, the home enjoys extensive private fence enclosed landscaped rear gardens, mainly laid to lawn. There is an ideally positioned patio seating area which is ideal for entertaining guests and enjoying the sun, which is located to the rear of the home and is accessed via doors from the kitchen/breakfast room and utility. There is also a Dutch barn style shed and a decked seating area with pergola over.

To the front of the home is driveway parking for multiple vehicles leading to the garage and EV charger. A path leads from the driveway to the front door and the front garden is laid to lawn with a range of planted mature bushes.

## AGENT'S NOTE

There is nearly 5 years of NHBC guarantee remaining.

## LOCATION

The thriving village of Beckington offers a lively Anglican church, two public houses, the Mes Amis café/deli, tennis, football and cricket clubs, village hall, village school and Springmead private day nursery and prep school. Recreational facilities locally are good with Babington House, Orchardleigh Golf club, fishing, shooting and beautiful open countryside all on the doorstep. The excellent farmers' co-operative, Mole Valley Farmers, where you can purchase a huge selection of goods and the award winning Whiterow Farm Shop, with a first-class butchery, fishmonger, bakery, and delicatessen are both nearby. The historic market town of Frome is four miles away and features the highest number of listed buildings in Somerset. Longleat House and safari park and its many attractions are nearby. Private schools are to be found in Bath, Bruton, Castle Cary, Cranmore, Glastonbury, Street, Warminster, and Wells.

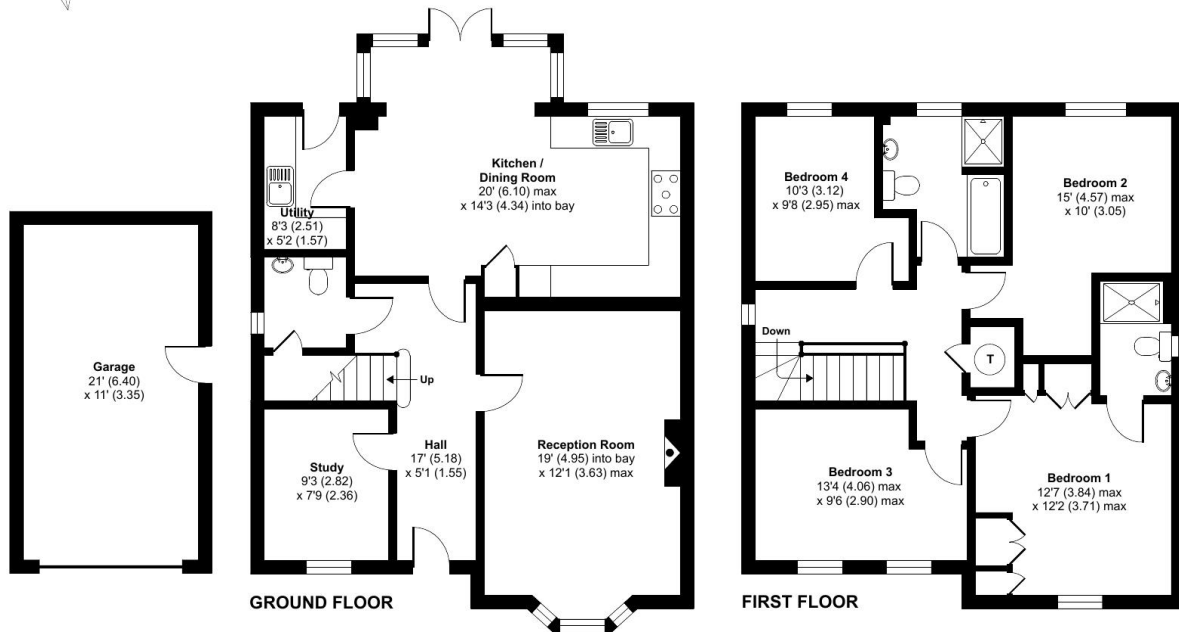




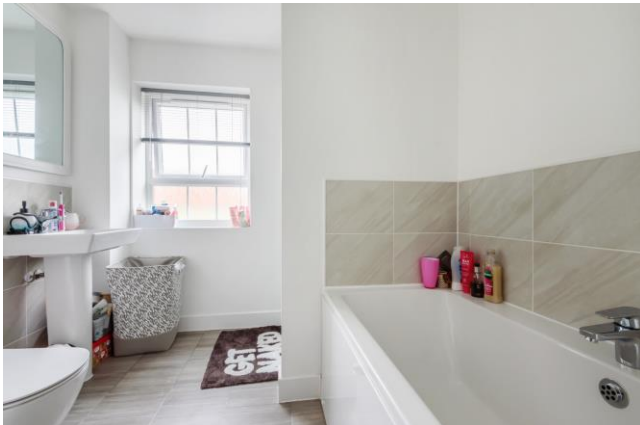
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Approximate Area = 1797 sq ft / 166.9 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Cooper and Tanner. REF: 839976



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