

# 2 Mendip Drive

Frome, BA11 2HS

COOPER  
AND  
TANNER



Guide £500,000 - £525,000 Freehold

Enjoying a sought-after location on the Bath side of Frome, this impressive, detached family size property comes with plenty of driveway parking, a single garage and extensive enclosed back gardens.

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### DESCRIPTION

This superb three-bedroom detached bungalow is a true gem, nestled in a popular part of Frome. Spread across two floors, it offers a well-proportioned blend of comfortable living spaces, well-appointed bedrooms, and delightful outdoor features.

Step into the property through a lovely entrance walkway that provides access to all ground floor rooms.

The living room is exceptionally lovely and cosy. A large Triple glazed window at the front elevation fills the room with natural light. There is ample space for a large sofa. The attractive fireplace completes the cosy appeal.

The excellent-sized kitchen offers solid granite worktops, plenty of space for appliances and a Quooker tap. It also features a large dining area, perfect for family meals, bi-fold doors open to the rear garden, and additional windows provide pleasant views.

The master bedroom is a spacious double room which overlooks the rear garden. It offers plenty of room for free-standing wardrobes and furniture. The en-suite shower room is accessible from this bedroom. The en-suite is well appointed and is complete with a large separate shower, W.C, wash hand basin, bidet, and radiator. The frosted window ensures privacy. Bedroom three is another double bedroom with wardrobe space and a front aspect triple glazed window.

The landing provides access to two additional storage cupboards—one of which houses the boiler.

Bedroom two is an impressive double with a large window at the rear offering delightful views in addition to ample storage.

The family bathroom is a good size and features a W.C, wash hand basin, a bath, and a rear-facing window.

### OUTSIDE

The property sits on a large plot, and the well-landscaped rear garden beckons you outdoors. Enjoy the plenty of space to grow plants. There is a well-built summer house with electric heating and lighting. The home benefits from parking for three cars and a tandem garage.

### ADDITIONAL INFORMATION

Gas and electric heating. All mains' services are 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.





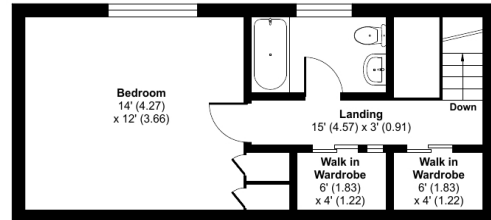
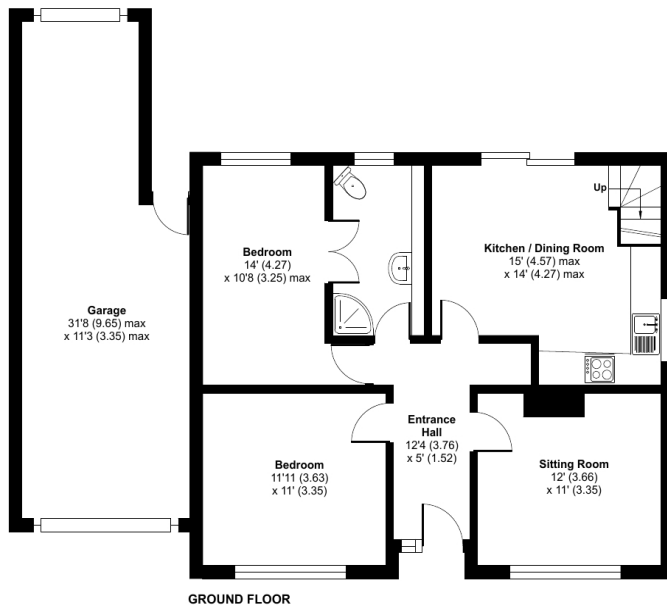
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Approximate Area = 1105 sq ft / 102.6 sq m

Garage = 310 sq ft / 28.8 sq m

Total = 1415 sq ft / 131.4 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). © ricscom 2024. Produced for Cooper and Tanner. REF: 1103975



## FROME OFFICE

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