

3 BEDROOM END TERRACED HOUSE | BLACKBERRY ROAD, BA11 | £300,000

DESCRIPTION

This three-bedroom family home is just four years old and is very well positioned within the ever-popular Edmond Park development. With far reaching countryside views to the rear and just a short walk to plenty of local amenities.

On the ground floor there is an entrance hallway with a downstairs cloakroom, a bright and airy sitting room leading to a stylish fitted kitchen / dining room with integral appliances and French doors opening to the rear. Upstairs there are two double bedrooms and a single, with the master benefitting from built in wardrobes and a beautiful en-suite. There is also a contemporary family bathroom.

Outside and to the rear is a delightful fully enclosed and sunny rear garden, offering plenty of privacy and alfresco dining on those warm summer days to come. To the front there is a beautifully maintained garden and off road driveway parking for two cars.

Blackberry Road is in Edmond Park on the Eastern fringes of Frome, providing excellent access to the historic town centre and within easy walking distance to beautiful open countryside. Beautiful Bath is just 13 miles north of Frome and Bristol is only 25 miles away. The property is within easy walking distance to the railway station that has direct lines to both as well as Paddington, London.

Tenure: Freehold

Local Authority: Somerset County Council

Council Tax Band: C

EPC Rating: B

Mains gas, electricity, water and drainage connected.

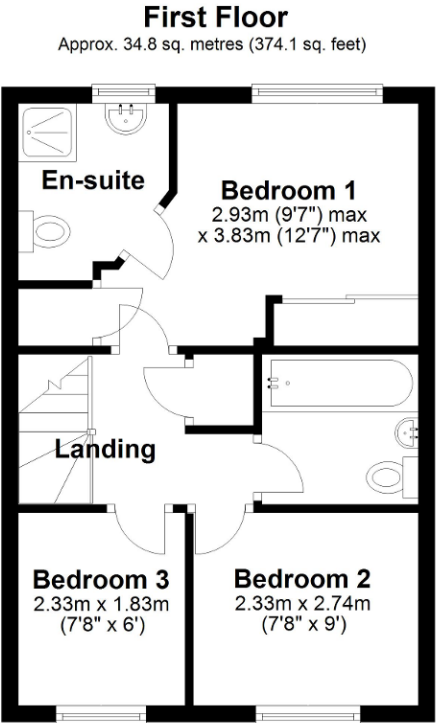
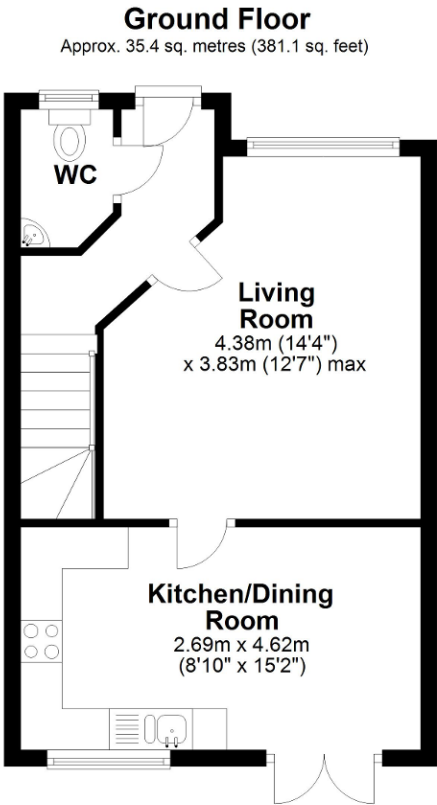


KEY FEATURES

- End terrace family home
- Remainder of NHBC
- Stylish kitchen / dining room
- Family bathroom
- Fully enclosed private rear garden
- Far reaching countryside views
- Sitting room
- Master bedroom with en-suite
- Desirable location
- Off road driveway parking for two cars







Total area: approx. 70.2 sq. metres (755.1 sq. feet)

ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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