



hunter
french

31 Great Dunns, Beckington, Frome, BA11 6AF

Situated on the outskirts of Beckington is this substantial detached four bedroom house. The property was built just over seven years ago and is beautifully presented and immaculate throughout. The front entrance opens into a spacious hallway which has the stairs rising in the centre and has two useful cupboards and a W/C. There is a lovely living room with a large bay window to the front. At the back of the house, the modern fitted kitchen overlooks the garden and has integrated Smeg appliances including a double oven, a five ring gas hob with an extractor hood and a dishwasher. There are also two integrated fridge freezers and a central island breakfast bar. Situated either side of the kitchen are the dining room and a family room both with double sliding doors opening to the garden. The tiled floor continues through all three spaces and although there is an open plan feel, the rooms also function very well separately. There is a laundry room with plumbing for a washing machine and tumble dryer, a side door and an internal door into the double garage. Upstairs there is a galleried landing leading to four bedrooms. The main bedroom has both an ensuite shower room with twin sinks and a separate dressing room with built in storage. The second bedroom also has an ensuite shower room and there are two further bedrooms and a family bathroom, also with a separate walk in shower. Externally there is an enclosed rear garden with a terrace, a lawn and flowerbeds. To the front there is a lawn surrounded by clipped hedging and a driveway leading to a double garage. Beckington is a vibrant Somerset village with an array of amenities including Beckington C of E First School, Springmead Prep School, a church, a doctor's surgery, a cricket and tennis club, two public houses plus a delicatessen/café and an M&S convenience store within the petrol station close by. The city of Bath is ten miles away and the town of Frome under two miles with many amenities, including good schools, two theatres, a cinema and a station with rail links to Bath, Bristol and London Paddington.

TENURE Freehold

SERVICES All main services are connected

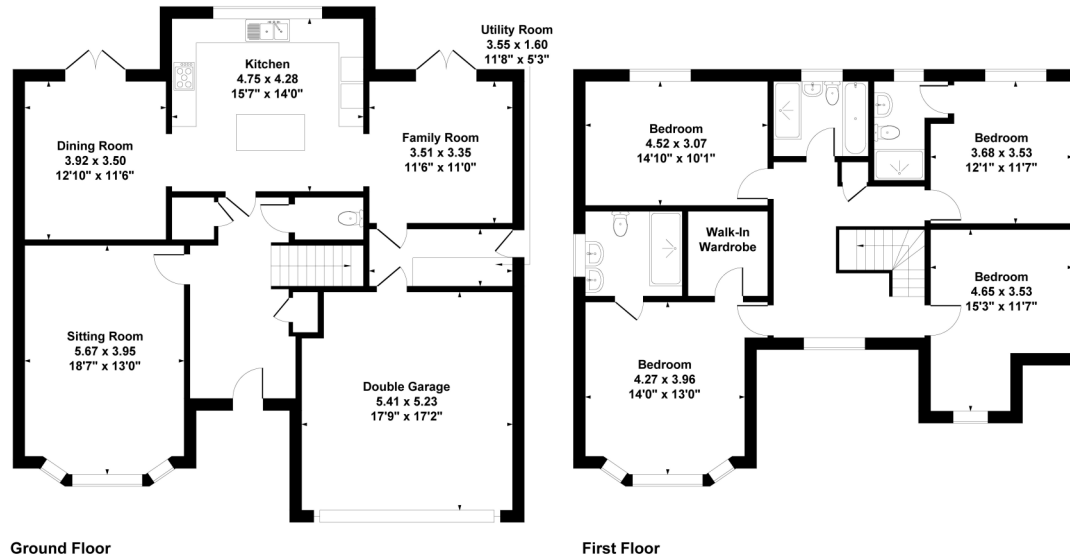
COUNCIL TAX G EPC RATING B





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Approximate Gross Internal Area
 Main House = 185 sq m (1990 sq ft)
 Garage = 23 sq m (247 sq ft)
 Total = 208 sq m (2237 sq ft)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This is for illustrative purpose only and should be used as such by any prospective purchaser.
www.meyerenergy.co.uk

On The Doorstep -

Frome is on the doorstep of many exciting venues; the exclusive Babington House is located 6 miles from Frome. Hauser and Wirth – garden and gallery and Roth Bar restaurant is 10 miles away, with Bruton high street to wander around too. Lastly the internationally known Newt is 13 miles away from Frome, which is an awarding winning hotel with gardens with restaurants. The city of Bath has a wealth of history to enjoy as well as many shops, restaurants, and bars. The smaller villages of Nunney and Mells are also worth visiting, enjoying the country pubs and walks they have to offer.

£850,000

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