



📍 9 The Robins, Keyford, Frome, Somerset, BA11 5BU

🏠 £390,000

An attractive, brand newly built, three bedroom, detached house with well enclosed garden and garage, which forms part of a small, select development of only four impressive homes, situated on the Keyford side of Frome.

- Small Development Of Only 4 Detached Houses (Two Remaining)
- Brand Newly Built, Detached House
- Three Bedrooms, Two Bathrooms
- Fabulous Kitchen/Dining Room With Shaker Style Units & Quartz Worktops
- Underfloor Heating (GF) & Central Heating (FF)
- Anthracite Grey, UPVC Double Glazing
- EV Charging Point
- Well Enclosed, Landscaped Garden
- Garage & Driveway Parking
- 10 Year Structural Warranty

🏡 Freehold

🏠 EPC Rating





A small, select development of only four, stunning, detached houses which are tucked away on the Keyford side of Frome. The properties are being built to exacting standards and will be completed and ready to move into by July 2025. \*Only two plots remaining\*

The property offers well proportioned accommodation over two floors comprising; canopy porch, entrance hall with oak flooring, oak bannister, cloakroom off and cupboard under stairs, sitting room with oak flooring, spacious kitchen/dining room with dove grey, shaker style units, quartz worktops, integrated appliances and French doors opening onto the rear garden, principle bedroom with en suite shower room, two further bedrooms and a bathroom with contemporary white suite.

Externally there is there is an easily maintainable garden to the front, block paved path leading to the front door and gated access to the side leading to the rear. The rear garden is private and well enclosed, with a paved patio seating area and steps up to a level lawned area.

Single garage with power and up and over door to front. Block paved, allocated parking space in front of the property.

#### **Situation**

This small development lies on the southern outskirts of the Frome within a small cul-de-sac a short distance from a Co Op convenience store and approximately 1 mile from the town centre. Frome is a historic market town, just under 13 miles from Bath and surrounded by beautiful countryside. The town has many amenities, including good schools, two theatres, a cinema, and a station with rail links to Bath, Bristol and London Paddington.

#### **Property Information**

Council Tax Band; TBC

Freehold

Services; Mains Water, Drainage and Electricity

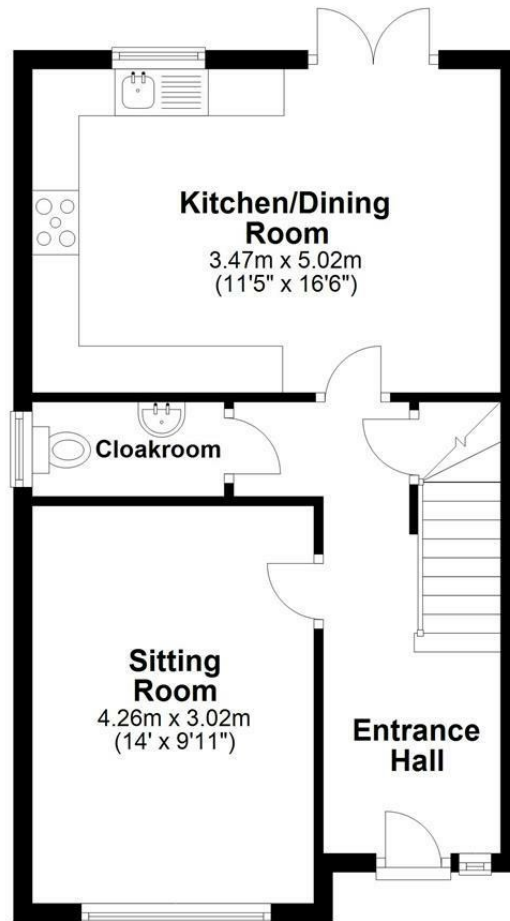
Underfloor Heating On The Ground Floor & Central Heating On The First Floor- Air Source Heat Pump

EV Charging Point

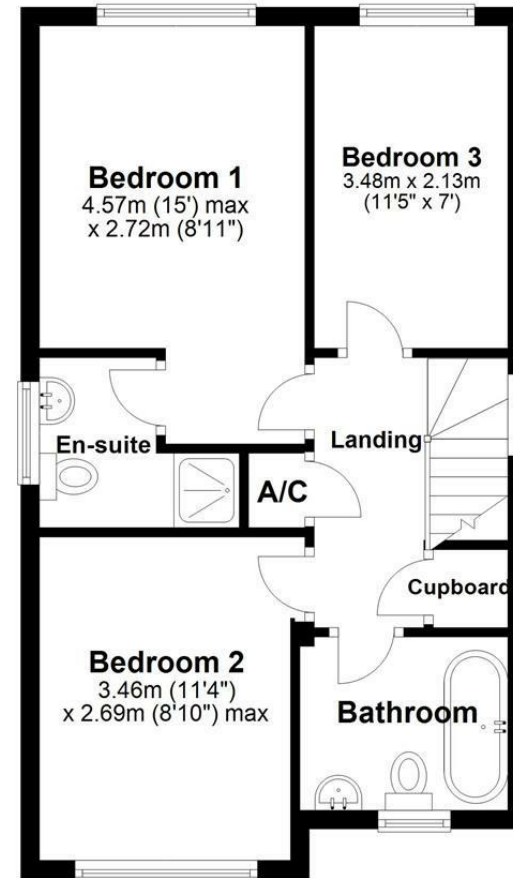
EPC Rating; TBC (predicted B)



## Ground Floor



## First Floor



Total area: approx. 87.4 sq. metres (940.8 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.  
Plan produced using PlanUp.

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.