

property details **approval form**

58 Nightingale Avenue, Frome, Somerset, England, BA11 2UW

Date: 29 May 2026

Property Ref and Version: FRO111880 - 0008

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers in excess of £335,000

Tenure: Freehold

>> **key features**

- > Four Well-Proportioned Bedrooms
- > Modern Fitted Kitchen
- > Integral Garage Access
- > Spacious Open-Plan Lounge/Diner
- > Bathroom with Corner Jacuzzi Bath
- > Attractive Rear Garden
- > Garage
- > Ample Parking
- > EPC Rating: Awaiting

>> **short description**

A beautifully presented family home with a bright hallway, modern kitchen, spacious open-plan lounge/diner opening to the garden, four bedrooms, a stylish bathroom, an attractive landscaped rear garden, and an integral garage with parking for up to three vehicles.

>> **long description**

Step through the porch into a bright hallway that sets the tone for this well presented family home. To the front of the property lies the modern kitchen, fitted with stylish wall and base units, roll edged worktops, a built in 4 ring gas hob with extractor hood, double oven, and facilities for further kitchen essentials. From the inner hallway an internal door provides direct access to the integral garage. The hallway then flows into the spacious open plan lounge/diner, offering ample room for a dining table and chairs. This light filled room enjoys views over the rear garden and features double doors opening onto the patio, creating an ideal space for entertaining or relaxing. Stairs rise to the first floor landing, giving access to four bedrooms. The master is generously proportioned and includes a built in wardrobe. With two further double bedrooms and a single, this property offers flexible living. The fitted bathroom features a corner jacuzzi bath with body jets and waterfall mixer tap shower, a bowl-shaped basin set on a cupboard unit, and decorative tiling.

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The rear garden is attractively arranged, with a patio area leading up steps to a raised lawn and decking. Fully enclosed by panel fencing and walling, it also includes a large pergola, creating a charming retreat.

To the front, the property benefits from a garage with an up-and-over door, along with a driveway providing parking for two vehicles, plus a gravelled area offering space for an additional vehicle.

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>> room description

Porch

Space for shoes and coats. Laminate flooring.

Hall

Door leading to the garage. Radiator. Laminate flooring.

Kitchen

10' 2" x 8' 2" (3.10m x 2.49m)

Double glazed window looking out to the front of the property. Wall and base units. Rolled edge work tops. Stainless steel sink. Integrated extractor, four ring gas hob and double oven. Decorative tiled splashback. Folding door.

Lounge/Diner

20' 4" x 13' 5" (6.20m x 4.09m)

Double glazed window and floor to ceiling window looking out to the garden. Stairs rising to the first floor. Alcove under stairs. Double French doors leading out to the garden. Radiator. Laminate flooring.

Bedroom One

10' 10" x 9' 10" (3.30m x 3.00m)

Double glazed window looking out to the rear of the property. Built-in storage. Alcove. Radiator. Laminate flooring.

Bedroom Two

13' 5" x 7' 3" (4.09m x 2.21m)

Double glazed window looking out to the rear of the property. Radiator. Laminate flooring.

Bedroom Three

10' 10" x 7' 3" (3.30m x 2.21m)

Double glazed window looking out to the front of the property. Alcove. Radiator. Laminate flooring.

Bedroom Four

7' 7" x 4' 11" (2.31m x 1.50m)

Double glazed window looking out to the front of the property. Radiator. Laminate flooring.

Bathroom

7' 7" x 6' 3" (2.31m x 1.91m)

WC. Bowl style basin with cupboard underneath. Corner jacuzzi bath with a waterfall mixer tap, shower and body jets. Decorative tiling. Heated towel rail.

Rear Garden

Large patio area edged with raised borders and established plants and flowers. Stone steps leading up to an area comprising of a further patio, lawn and decking area.

Garage

Integrated garage with access via a door from the house. Up and over door.

Your Allen & Harris office: 9 The Bridge, FROME, Somerset, BA11 1AR

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>> **room description**

Driveway

Parking for at least 2 cars. Further gravelled area for parking for at least one car.

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>> property images



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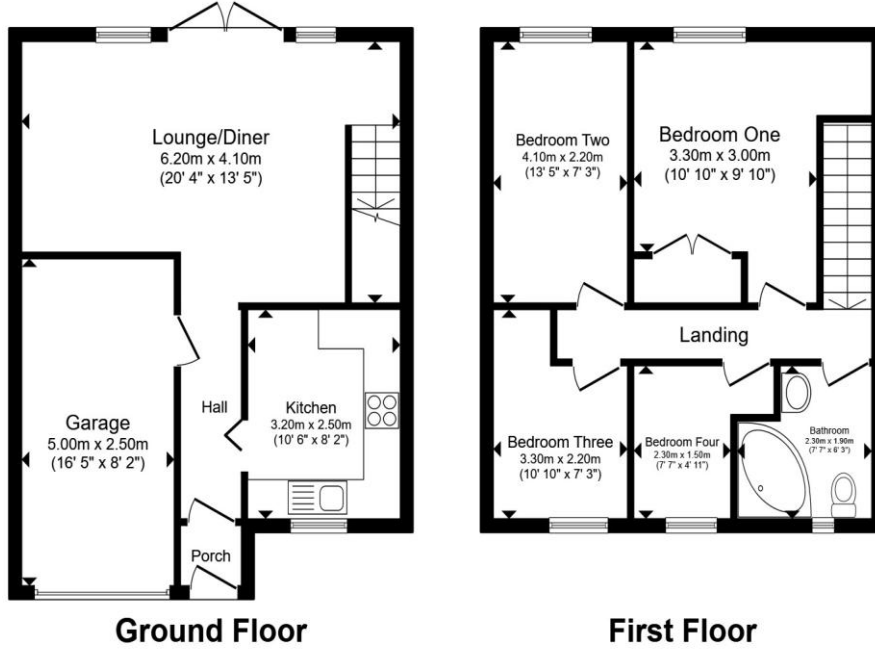
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>> floor plan



Total floor area 94.2 m² (1,014 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature

Date

	Signature	Date
Carrieanne Luicadi-Bell		
Mrs K. Ibbitson		

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