

# 86 Stonebridge Drive, Frome, BA11 2TR

COOPER  
AND  
TANNER



£400,000 Freehold

A beautifully presented and detached family house which enjoys a great plot in a popular part of Frome.

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 3  1  1 EPC TBC

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## DESCRIPTION

This delightful home in a sought-after area of popular Frome is a must view, providing generous, family friendly accommodation with a secure wraparound garden and off-street parking and single garage, views over the town and walking distance to local amenities and a direct bus route into the town centre.

You approach the property via a short, flower lined path. There is a white picket fence along the roadside and the front garden is turfed. There is gated side access to the rear of the property which also houses the bin store.

The well-appointed light and airy accommodation is laid out over two floors. As you enter there is a small hall, well-appointed with hooks and storage, and directly off that a small WC. The living room is a bright and cosy space that enjoys French doors opening to the rear garden, ideal for entertaining. A second, smaller reception is currently laid out as a playroom but would make a fantastic office, craft space or snug.

The clean and bright kitchen/diner provides generous worktop space, an integrated dishwasher, oven and gas hob.

Upstairs includes three bedrooms, the master containing built-in wardrobes, and modern fitted bathroom with three-piece suite.

## OUTSIDE

The secure private rear garden is an ideal blank canvas, providing an opportunity for you to make it your own.

The garden itself is laid to a newly turfed lawn with a patio area just outside the house, as well as a charming secondary entertaining space at the bottom of the garden by the garage, complete with light clad pergola.

There is a side gate which opens on to Maytree Close as well as access to the single garage, which has lighting, sockets and an electric door. Beyond there is off street parking for two cars.

## LOCATION

Stonebridge Drive is perfectly placed, there is a local shop around the corner and the home is just a short walk from the sports centre, the neighbourhood is quiet and popular with families, whilst benefitting from easy access to the town centre and Frome has a well-appointed train station with services to London, Bath and Bristol and beyond. For families, there is a selection of highly regarded primary and Frome College within a convenient distance. 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.

## ADDITIONAL INFORMATION

Gas fired central heating. Mains gas, electricity, water and drainage are all connected.

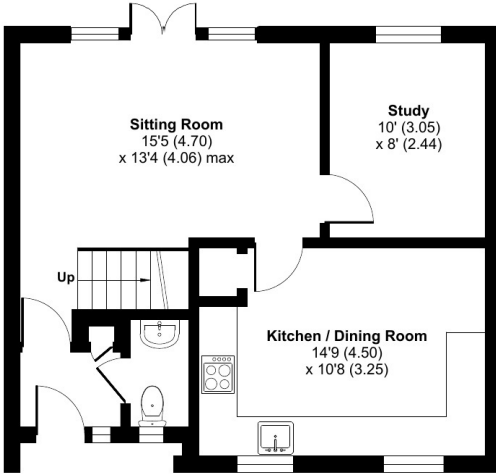
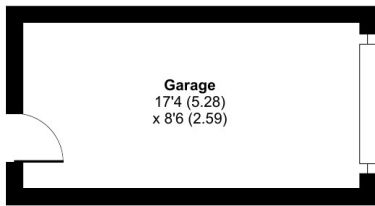




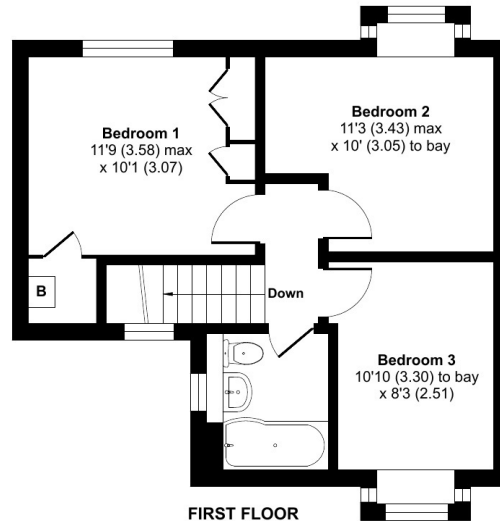
# Stonebridge Drive, Frome, BA11

Approximate Area = 1090 sq ft / 101 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rictocom 2021. Produced for Cooper and Tanner. REF: 833216



## FROME OFFICE

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