

6 Lilly Batch,

Frome, BA11 2JA

COOPER
AND
TANNER



Guide £425,000 - £450,000 Freehold

6 Lilly Batch is a desirable link-detached 1970s family home in a quiet cul-de-sac on a sought-after estate on the Bath side of town, close to good schools and local amenities, with scope to extend and add value.

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DESCRIPTION

There is driveway parking for two cars and a single garage, which is fitted with an up-and-over door, lighting and electrical connection.

You enter the property through a newly fitted porch, into a generous entrance hall with access to a downstairs WC. The lounge has a lovely outlook beyond the neighbouring rooftops to the rolling fields beyond, and the large bay window brings in plenty of light. There are double sliding doors through to the family friendly kitchen/diner, which has been recently refurbished.

Upstairs the master bedroom lies to the front of the property with a large window offering spectacular views, with plenty of space for storage. The second bedroom is also a good-sized double. The third room is on the smaller side, with built-in storage above the stairs. The spacious landing is currently utilised as a small office space, and also houses a particularly large linen closet and access to the loft, via ladder, which is part boarded and benefits from the recent instalment of extra insulation. The family sized bathroom contains a modern three-piece suite.

All windows and exterior doors in the property were recently replaced and are still under warranty. The current owners also replaced the entire heating system, with a new combi boiler, pipework and radiators.

OUTSIDE

The front garden is predominantly laid to lawn with some established shrubbery.

The enclosed, secure garden is a good size, with gated side access and mature planting which isn't overlooked by the neighbouring houses. The neighbourhood is particularly friendly with a strong sense of community.

AGENT'S NOTE

The house provides plenty of scope for expansion (subject to planning), either into the loft, over the garage or out into the garden, and could grow with your family. Don't miss out on a lovely home in a prime area of Frome, in a lovely neighbourhood.

ADDITIONAL INFORMATION

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

LOCATION

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. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.





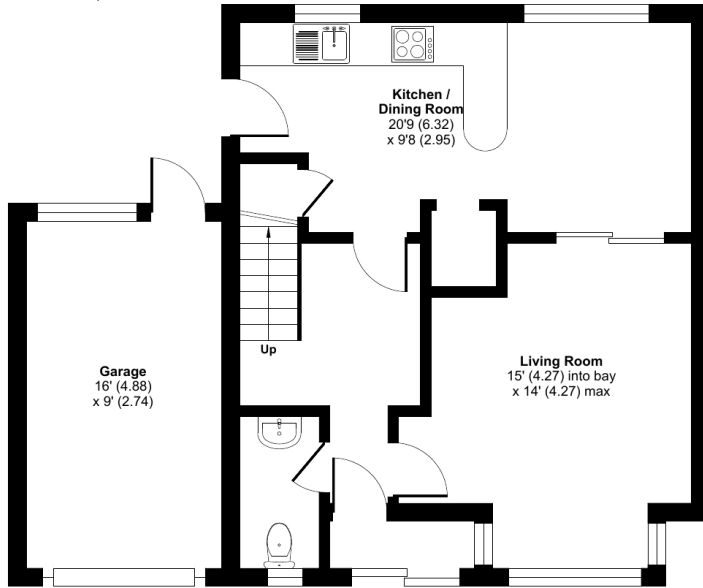
Lilly Batch, Frome, BA11

Approximate Area = 980 sq ft / 91 sq m

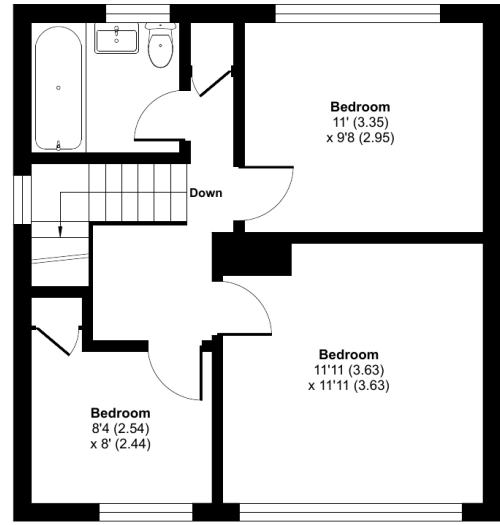
Garage = 144 sq ft / 13.3 sq m

Total = 1124 sq ft / 104.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrdhcom 2024. Produced for Cooper and Tanner. REF: 1088832



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