

# 34 Priddy Close,

Frome, BA11 2XZ

COOPER  
AND  
TANNER



£600,000 Freehold

A beautifully presented detached family home in a sought-after estate on the Bath side of town, close to good schools and local amenities. Double garage, driveway parking and an enclosed garden.

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**£600,000 Freehold**

## DESCRIPTION

34 Priddy Close is a very well-proportioned detached family home which occupies an impressive plot on this sought after development on the Bath side of Frome.

The front door opens into a good-sized entrance hall which provides access into the study, the dining room, the kitchen, the living room and the w.c. The lounge is an excellent size, dual aspect and spans the full depth of the home. A wood burner sits centrally and sliding doors give access to the enclosed back garden. The dining room is set off the lounge and offers plenty of space for a table and chairs and an outlook over the back gardens.

The study is situated at the front of the home and provides a great space for home working. There is a well-appointed kitchen with a range of wall and base units, a breakfast bar and integrated appliances. A door leads to the gardens.

On the first floor you will find five bedrooms, four of which enjoy fitted wardrobes. The master bedroom is a great size with two windows filling the space with light. This impressive space also features a large ensuite. The family bathroom offers a three-piece suite and services the remaining bedrooms.

## OUTSIDE

To the side of the house is a double garage with twin up-and-over doors to the front and a door on the back out to the gardens. In front of the garage there is comfortable parking for several vehicles.

The gardens predominantly lie to the rear and are fully enclosed, level and are family friendly with a patio seating area, large lawn and a variety of plants, shrubs and trees bordering.

## ADDITIONAL INFORMATION

Gas central heating. All mains' services are 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.







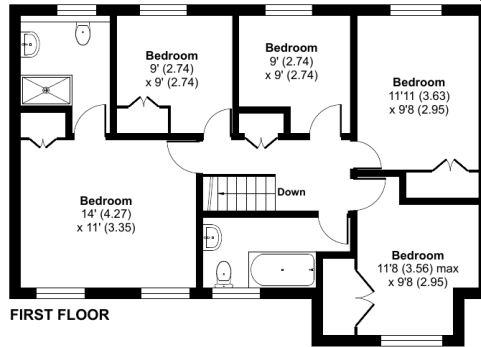
# Priddy Close, Frome, BA11

Approximate Area = 1586 sq ft / 147.3 sq m

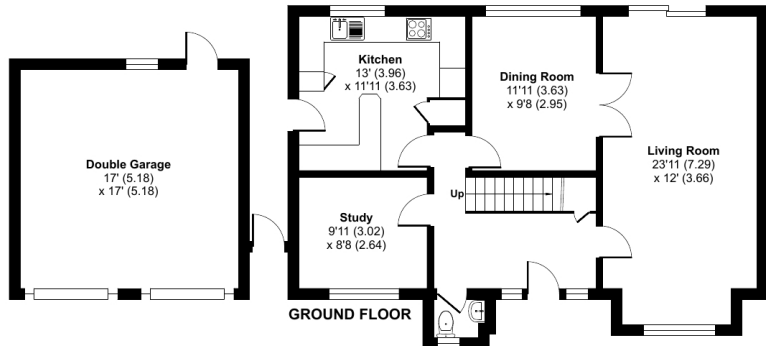
Garage = 289 sq ft / 26.8 sq m

Total = 1875 sq ft / 174.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cooper and Tanner. REF: 1100393



## FROME OFFICE

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