

8 Critchill Grove,

Frome, BA11 4HD

COOPER
AND
TANNER



OIEO £285,000 Freehold

A well-presented two-bedroom semi-detached bungalow situated in a popular cul-de-sac with a large conservatory, a landscaped garden, a single garage and driveway parking.

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DESCRIPTION.

A very well-presented semi-detached bungalow in a very sought after part of Frome.

The living room benefits from a granite and wood fireplace with gas coal effect fire, fitted carpet, two wall mounted radiators and a double glazed UPVC window overlooking the front garden.

The kitchen is fitted with a large range of wall and floor cabinets, integral pull-out drawer front table, electric oven, gas hob with overhead extractor fan, granite sink and drainer, integrated dishwasher, a refrigerator and a water softener enclosed in a cupboard next to the dishwasher. There is a double-glazed side door to an enclosed double-glazed corridor to the side of the property with a further double-glazed door leading out to the drive at the front.

The enclosed corridor also leads to the conservatory with a tiled floor and white double UPVC patio doors leading out to the rear garden, electric fitted roof blinds and a radiator, meaning it is useable all year round. It also has a door leading into the rear of the garage. The conservatory has enough space for either a large table and chairs or lounge furniture.

The bathroom includes a fitted white tall storage unit, bath with an over-head waterfall shower, wash basin, close coupled W.C., double glazed UPVC privacy glazed window to the side and a chrome ladder towel radiator.

Bedroom two has fitted carpets, a wall mounted radiator and large built-in wardrobes along one wall, with hanging rails and shelves.

A further door leads from the inner hallway into the master bedroom with fitted carpet, double glazed UPVC window looking out over the rear garden, a large built-in wardrobe along one wall with eight doors, hanging rail and shelves and matching bedside cabinets and a wall mounted radiator.

OUTSIDE

There is a driveway with parking leading to the single garage and a double-glazed door to the enclosed side corridor. The single garage has an up-and-over garage door, a rear door into the conservatory and benefits from light and power.

To the front of the property there is a low stone wall, a patio with slabs and borders cultivated with shrubs and plants. The northeast facing rear garden is fully enclosed with a built-in storage shed, a granite water feature, two Indian sandstone patios one with built-in BBQ, artificial grass area, several mature plants in containers that have to be left, wood fencing and has been landscaped.

ADDITIONAL INFORMATION

Gas fired central heating. All mains' services are connected.

LOCATION

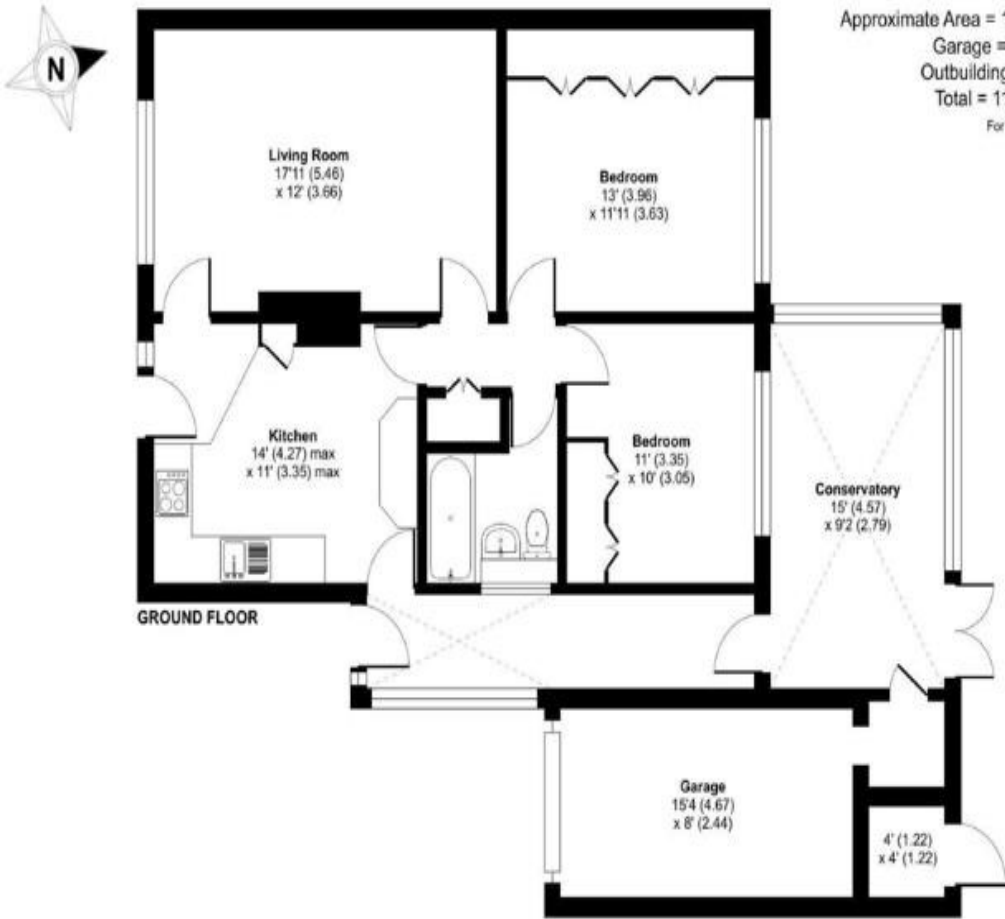
Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres, and a cinema. The local railway station connects at Westbury for London Paddington.






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Approximate Area = 1003 sq ft / 93.1 sq m
Garage = 123 sq ft / 11.4 sq m
Outbuilding = 15 sq ft / 1.3 sq m
Total = 1141 sq ft / 105.8 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2024. Produced for Cooper and Tanner. REF: 1107511



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