

43 Spring Road, Frome, BA11 2JN

COOPER
AND
TANNER



£625,000 Freehold

A spectacular 3-bedroom family home situated within the highly sought after location of Spring Road, located just a short stroll along the river from the town centre and offering an abundance of flexible living space, a good size garden, a single garage and driveway parking.

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DESCRIPTION.

43 Spring Road is an impressive looking, detached family house which enjoys a fantastic location just a few minutes level stroll (predominantly along the river side) of the town centre.

You enter the home into a spacious bright entrance hall which provides access to the lounge, a wonderful family room which offers ample space for furniture in addition to a fireplace with wood burning stove taking centre stage. Large windows to the front offer a view across the gardens and fill the room with lots of natural light.

The kitchen/diner lies to the back of the house and offers a stylish fitted set of wall and base units with attractive worktops. There is an integrated dishwasher, a Neff oven with grill and a hob with extractor fan above. The dining area is a great size and can very comfortably house a dining table and chairs whilst large sliding doors open onto a good size landscaped garden.

The sunroom is situated to the rear of the home and enjoys views of the garden. Just off from the sunroom is a utility offering ample space for freestanding appliances and a door to the garage.

There is also a W.C on the ground floor.

One of the major selling points of this home is the architecturally designed frontage, with the feature floor to ceiling glass, filling the entrance hall and stairwell with light.

On the first floor there are three bedrooms, two of which are good size doubles. There is a family bathroom offering bath with shower over, WC and wash hand basin.

OUTSIDE

Externally there is a driveway providing parking for multiple vehicles and an integral single garage. The garden lies mainly to the rear of the home and is predominantly laid to lawn. There is a Granite patio seating area to the rear and a wide variety of mature trees and shrubs in addition to a vegetable patch and raised flowerbeds. To the rear is a large shed with power, a greenhouse and a summer house with power and a large raised Koi pond.

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.

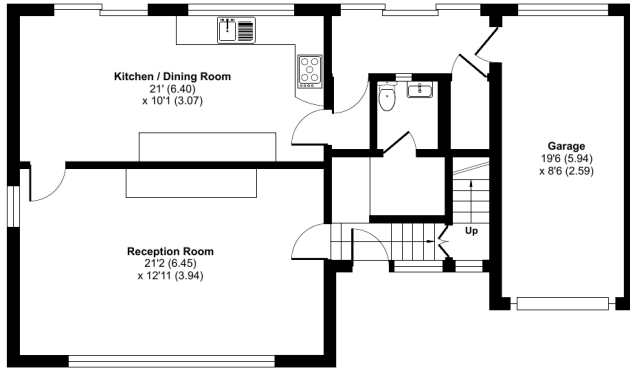




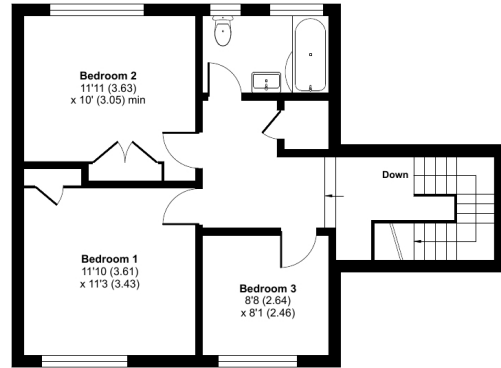
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Approximate Area = 1437 sq ft / 133.5 sq m (includes garage)

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 2023. Produced for Cooper and Tanner. REF: 967499



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