

30 Berkley Road, Frome, BA11 2ED

COOPER
AND
TANNER



£520,000 Freehold

A rare opportunity to purchase an attractive 1930s family home, set on the desirable Berkley Road in Frome, with the added benefit of a private enclosed rear garden and a garage with driveway parking.

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DESCRIPTION

Having been beautifully renovated in the last few years, this is an exciting and rare opportunity to buy a 1930s family house in a great location.

The accommodation includes an entrance hall leading into the home. A beautifully decorated living room with a bay window and a wood burning stove taking centre stage is positioned at the front of the house.

To the back of the house is a stunning open plan kitchen/dining/family space with doors leading onto the back gardens. Engineered oak flooring runs under foot and there are a range of high-quality wall and base units topped with stunning quartz work surfaces. There is also a utility room, a wet room and a w.c.

On the first floor are three bedrooms, two doubles and one single. There is also a family bathroom.

OUTSIDE

Externally the large south facing private enclosed rear garden is mainly laid to lawn, with a large patio seating area immediately to the rear of the home ideal for entertaining and relaxing. The garage is to the side of the property with fitted electrics and driveway parking for multiple vehicles.

ADDITIONAL INFORMATION

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





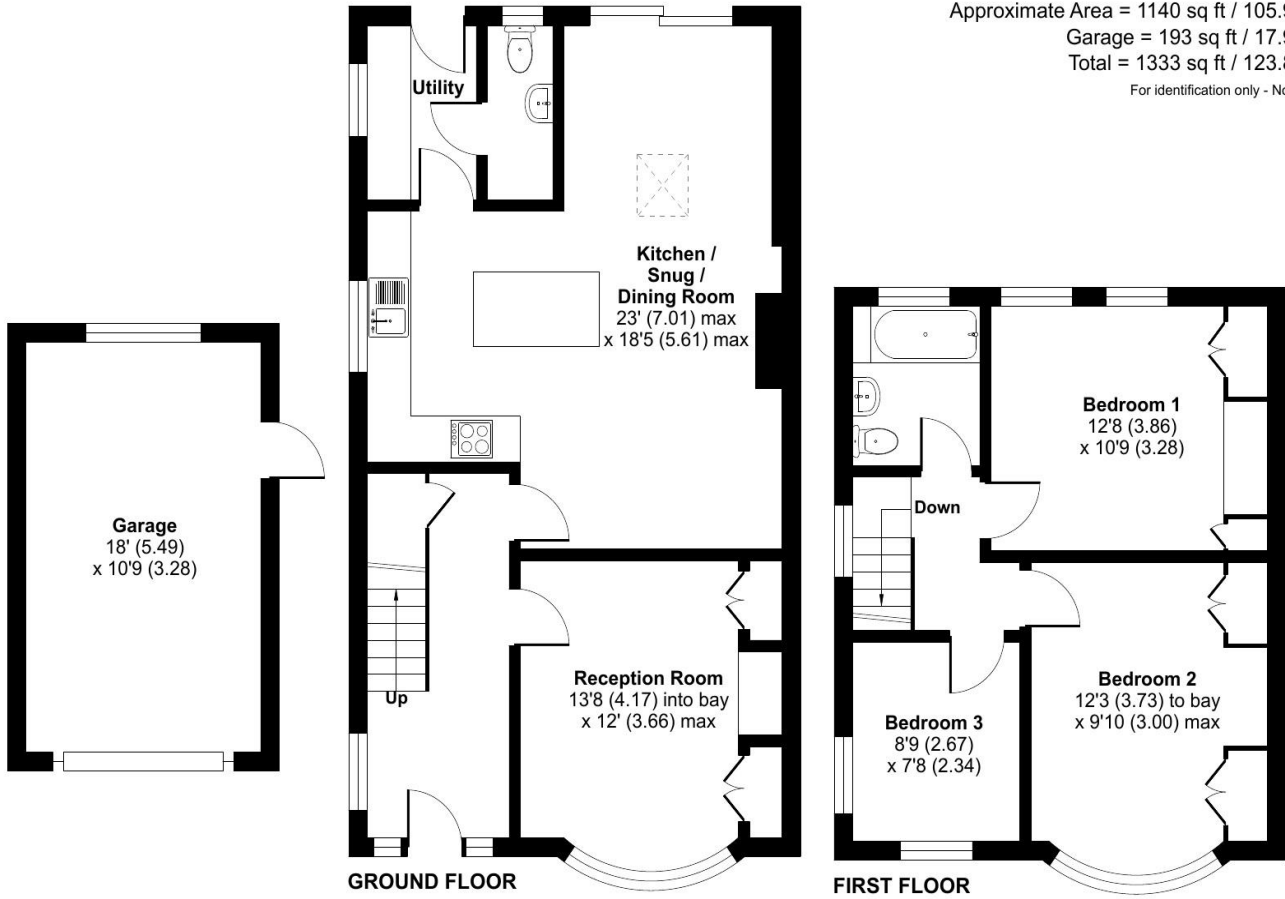
Berkley Road, Frome, BA11

Approximate Area = 1140 sq ft / 105.9 sq m

Garage = 193 sq ft / 17.9 sq m

Total = 1333 sq ft / 123.8 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). © nitchcom 2023. Produced for Cooper and Tanner. REF: 1042423



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