

# 78 Windsor Crescent

Frome, BA11 2EA

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## Offers in Excess of £500,000 Freehold

Attractive detached 1930s family home in a highly desirable location within easy walking distance of Frome town centre. Offering three bedrooms, open-plan living/dining room with log burner, kitchen/breakfast room, utility and two bathrooms, along with off-road parking and a generous south-facing garden with detached home office. No onward chain

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## OIEO £500,000 Freehold

### DESCRIPTION

Approached from the front, the property enjoys a pleasant setting with off-road parking for several vehicles, framed by a delightful blossom tree that enhances the attractive 1930s façade.

The home immediately presents a welcoming first impression. Stepping inside, a spacious entrance hall sets the tone for the property, providing a practical understairs storage cupboard and access to the main reception space. The open-plan living and dining room is a wonderfully bright and sociable room, centred around a feature fireplace with log burning stove, exposed brick surround and stone hearth. There is space for a formal dining table and chairs in the central region, with natural light thanks to a side window. A large double-glazed bay window to the front floods the room with natural light, while engineered wood flooring adds warmth and character throughout. Double doors open seamlessly into the kitchen/breakfast room, located within a rear extension designed to maximise the outlook over the garden. This is a particularly enjoyable space for both everyday family life and entertaining. The kitchen is fitted with a range of wall and base units with roll-top work surfaces and tiled surrounds, incorporating a one-and-a-half bowl sink and drainer with space for freestanding appliances. There is ample room for a dining table and chairs, while a skylight and rear window ensure the space remains light throughout the day. Double doors open directly onto the garden patio, creating an effortless connection between the indoor and outdoor living areas. From the kitchen, access leads to a useful pantry/utility room, which provides plumbing for a washing machine, space

for a tumble dryer and houses the wall-mounted boiler, with a side-aspect window allowing additional light. Completing the ground floor is a modern shower room fitted with a large shower cubicle, wash hand basin and low-level WC, finished with wood-effect flooring and a side-aspect window.

The first floor landing benefits from a side-aspect window and loft access via ladder, with light installed. There are three bedrooms on this floor. The master bedroom enjoys a large front-aspect bay window and provides a generous double room with plenty of natural light. Bedroom two is another comfortable double and overlooks the attractive rear garden. Bedroom three is a good-sized single room, ideal as a child's bedroom, guest room or home office. The family bathroom, located at the rear of the property, features a contemporary suite comprising a panelled bath, wash hand basin and low-level WC. Tiling to splashback areas and a chrome heated towel rail complete the space, with an obscure glazed window providing natural light.

### OUTSIDE

Outside, the south-facing rear garden is a real highlight of the home. Mainly laid to lawn with mature shrub and herbaceous borders, it offers a wonderful setting for relaxation and family life. A patio area directly behind the house provides an ideal spot for outdoor dining during the summer months. A pathway leads through the garden beneath a charming wooden pergola to the rear section, where a timber shed and detached garden office are located. The home office benefits from large double doors that allow excellent natural light, as well as power, lighting and an internet connection — making it ideal for remote working or creative use. The garden also provides side access to the front of the property, adding further practicality to this appealing family home.

### ADDITIONAL INFORMATION

Gas fired central heating. Mains gas, electricity and water 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.

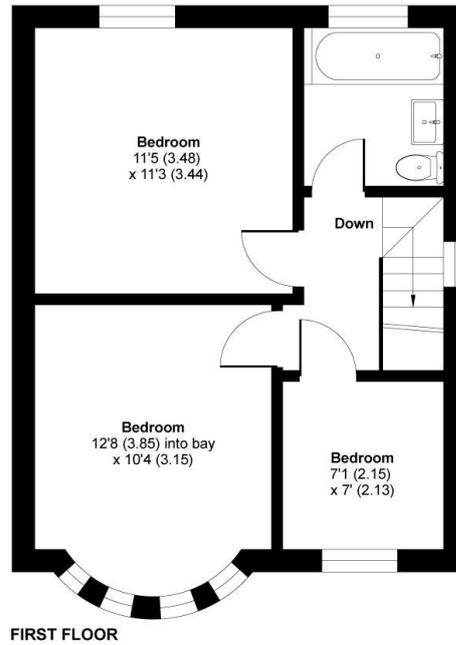
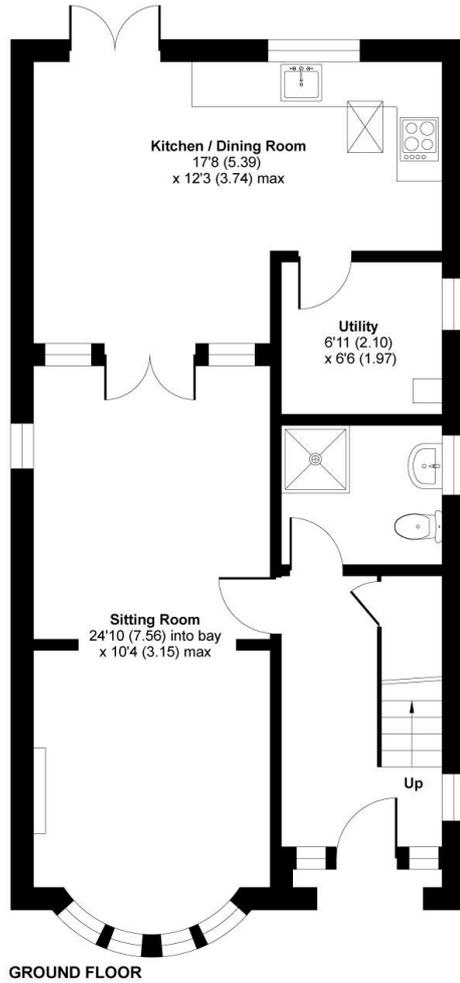




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Approximate Area = 1060 sq ft / 98.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cooper and Tanner. REF: 1431020



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