

# 6 Lynfield Road,

Frome, BA11 4JB

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Guide Price £400,000 to £425,000 Freehold

An extended and well-presented link detached house in a sought-after part of Town with a tandem garage, driveway parking and enclosed gardens.

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## DESCRIPTION

This well-proportioned and naturally light link detached family house lies in a sought after and convenient part of Town with nearby schools and within striking distance of the Town Centre.

The front door opens into an entrance hall, firstly giving access to the ground floor bedroom which could suit a variety of uses depending on whether you require a fourth bedroom. It would suit a home office, snug or playroom.

On the other side of the entrance hall is the kitchen which includes a range of stylish wall and base units that are topped with attractive sleek worktops. Complete with integrated appliances and plenty of storage, the kitchen provides access to the front and rear gardens via a naturally light breakfast room. The sitting room is a great size and includes a gas fireplace in addition to double doors leading onto the rear gardens.

The sitting room is open planned with the extended dining room, a perfect arrangement for family life and entertaining. The dining room also enjoys doors spilling onto the gardens. There is also a downstairs cloakroom and to the rear of the tandem garage is a utility room.

On the first floor there is a large study and three bedrooms, two spacious doubles with fitted wardrobes and a small double. The family bathroom has been fitted out with a modern bath and separate shower.

## OUTSIDE

To the front of the house there are attractive gardens with a driveway beside which leads to the tandem garage. The gardens to the rear are fully enclosed, child and pet friendly and have been beautifully landscaped. Adjoining the two sets of doors from the living room and the dining room is a decked seating area, perfect for al-fresco dining in the warmer months. Beyond the decking is a level lawn bordered by stone chippings and some mature plants and shrubs.

## ADDITIONAL INFORMATION

Mains gas central heating. All mains services are connected.

## LOCATION

The house is a short walk from the town centre and its many independent cafés and boutique shops, including Rye Bakery, Projects Frome, Moo and Two, Frome Hardware, Little Walcot and Frome Reclamation Yard. Frome's popularity has surged in recent years; the town is routinely named one of the best places to live in the UK, thanks to its thriving cultural scene, historic architecture, and beautiful surrounding countryside. The Frome Independent, a monthly market showcasing local artisans and food producers, has helped put Frome on the map, attracting over 80,000 visitors annually.

Transport links are also very good. A mainline railway service runs direct services from Frome to London Paddington, with a journey time of around 86 minutes. Access to the national motorway network is via the A303 (M3) and Bristol Airport is less than 30 miles away.





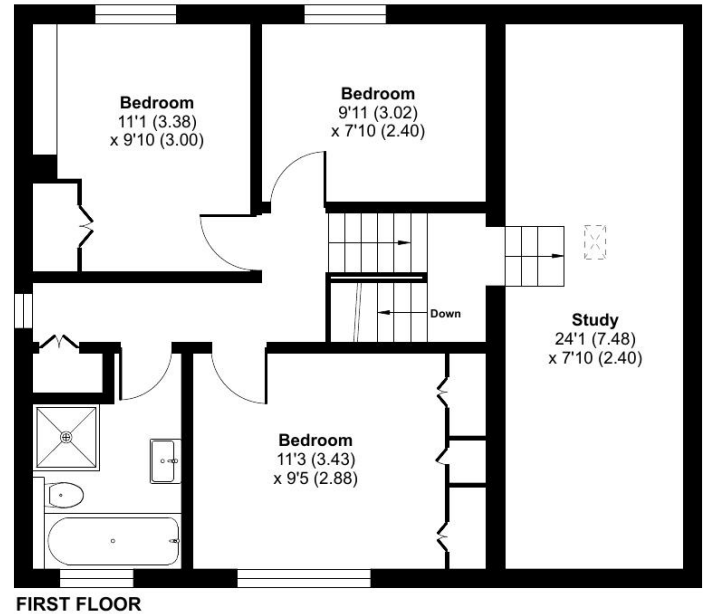
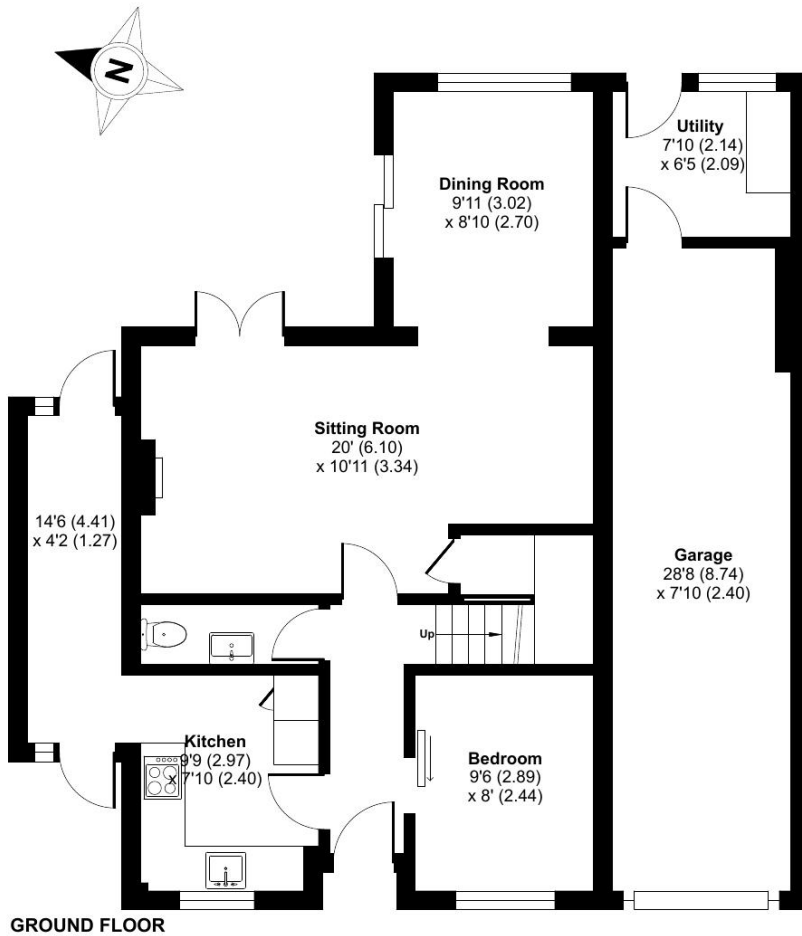
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Approximate Area = 1336 sq ft / 124.1 sq m

Garage = 278 sq ft / 25.8 sq m

Total = 1614 sq ft / 149.9 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). © nitchcom 2025. Produced for Cooper and Tanner. REF: 1280957



## FROME OFFICE

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