

8a Critchill Grove,

Frome, BA11 4HD

COOPER
AND
TANNER



£450,000 Freehold

8A Critchill Grove is a very well-proportioned detached bungalow with an extensive plot including gardens, driveway parking for multiple vehicles and a detached garage. No onward chain.

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DESCRIPTION.

A substantial and well-presented detached bungalow in an excellent part of town, within a short stroll of Victoria Park, bus stops and a shop. Tucked away within an extensive plot, the bungalow enjoys spacious and low maintenance gardens, a detached single garage and the ability to park multiple cars on the driveway.

Internally there is over 1200 square feet of well-proportioned and naturally light accommodation. The front door opens into an entrance hall with useful space for coats and shoes. An inner hall leads further into the bungalow. The sitting/dining room is an excellent dual aspect room with lots of room for furniture, a fireplace providing a good focal point for the room and doors spilling out onto the gardens. The kitchen is also a great size, dual aspect and complete with a range of wall and base units, room for appliances and space for a table and chairs. A door from the kitchen leads out to utility room and W.C.

There are four bedrooms, two generous doubles and two large singles/small doubles. There is also a large shower room.

OUTSIDE

The driveway provides secure parking for up to four vehicles in addition to the detached single garage with an electric roller door to the front.

The gardens are a good size too and have been deliberately landscaped to be low maintenance with plenty of space for pots, plants and seating. There is also an enclosed lawn to the rear, adjoining the doors from the living room.

ADDITIONAL INFORMATION

Gas and electric heating. Mains electricity, gas, water and drainage are all connected.

LOCATION

Frome is indeed a charming historic market town known for its rich architectural heritage and vibrant community. It boasts the highest number of listed buildings in Somerset, reflecting its long history and well-preserved structures. The town offers a variety of amenities, including shopping facilities, a sports centre, several cafés, pubs, theatres, and a cinema.

For education, Frome has local junior, middle, and senior schools, with private schools available in nearby towns such as Wells, Bath, and Warminster. Additionally, Frome's location makes it convenient for commuting to Bath and Bristol, with a local railway station providing connections to London Paddington via Westbury.

Frome's unique blend of history, culture, and modern amenities makes it a delightful place to live and visit.





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Approximate Area = 1259 sq ft / 116.9 sq m

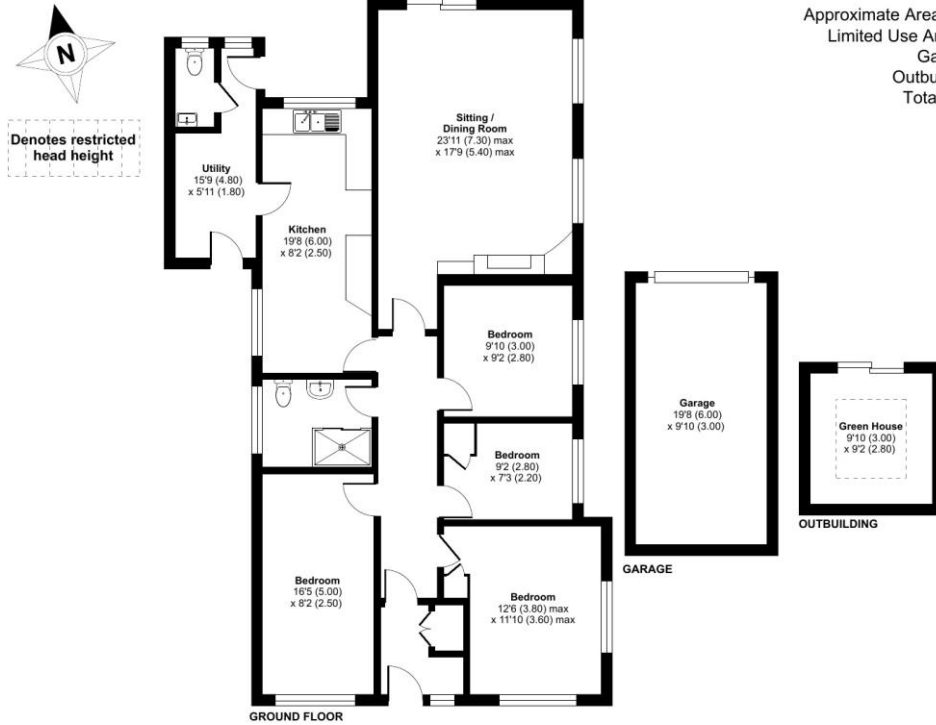
Limited Use Area(s) = 59 sq ft / 5.4 sq m

Garage = 194 sq ft / 18 sq m

Outbuilding = 31 sq ft / 2.8 sq m

Total = 1543 sq ft / 143.1 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickhecom 2024. Produced for Cooper and Tanner. REF: 1172892



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