

36 Larchfield Close, Frome, BA11 2UG

COOPER
AND
TANNER



OIEO £300,000 Freehold

This beautifully extended and refurbished three-bedroom end-of-terrace house offers a unique blend of modern style and characterful charm. Thoughtfully designed and impeccably finished throughout, this property is a rare find. Whether you're upsizing, downsizing, or looking for your dream first home, this stylish and flexible space is ready for you to move in and enjoy. Viewing is highly recommended!

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DESCRIPTION

This beautifully extended and refurbished three-bedroom end-of-terrace house offers a unique blend of modern style and characterful charm. Situated in a sought-after location, this property is perfect for those seeking a stylish and versatile home.

The ground floor boasts a light-filled, open-plan layout that seamlessly connects the reception areas, creating a spacious and sociable living space. The heart of the home is the stunning kitchen, featuring vibrant bohemian tiles, sleek modern fittings, and ample storage. The living room showcases exposed brickwork, adding warmth and character. and the log burner creates the perfect cozy snug. A generously sized downstairs bedroom adds flexibility to the accommodation, whether used for guests, a home office, or as a master suite.

Upstairs, you'll find a bright double bedroom and a single bedroom, ideal for a nursery, workspace, or additional storage. The upstairs bathroom is a showstopper, featuring industrial-style finishes and wood-clad walls, offering a modern yet rustic aesthetic.

OUTSIDE

The property is equally impressive outside. The enclosed rear

garden is a private oasis, complete with a pergola and patio area designed for entertaining or relaxing. The fenced front garden enhances the home's curb appeal and provides a welcoming entryway, with raised beds for planting.

With its thoughtful design, tasteful finishes, and convenient location, this unique property offers a delightful opportunity to enjoy the best of Frome living. Don't miss out—viewings are highly recommended!

ADDITIONAL INFORMATION

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.

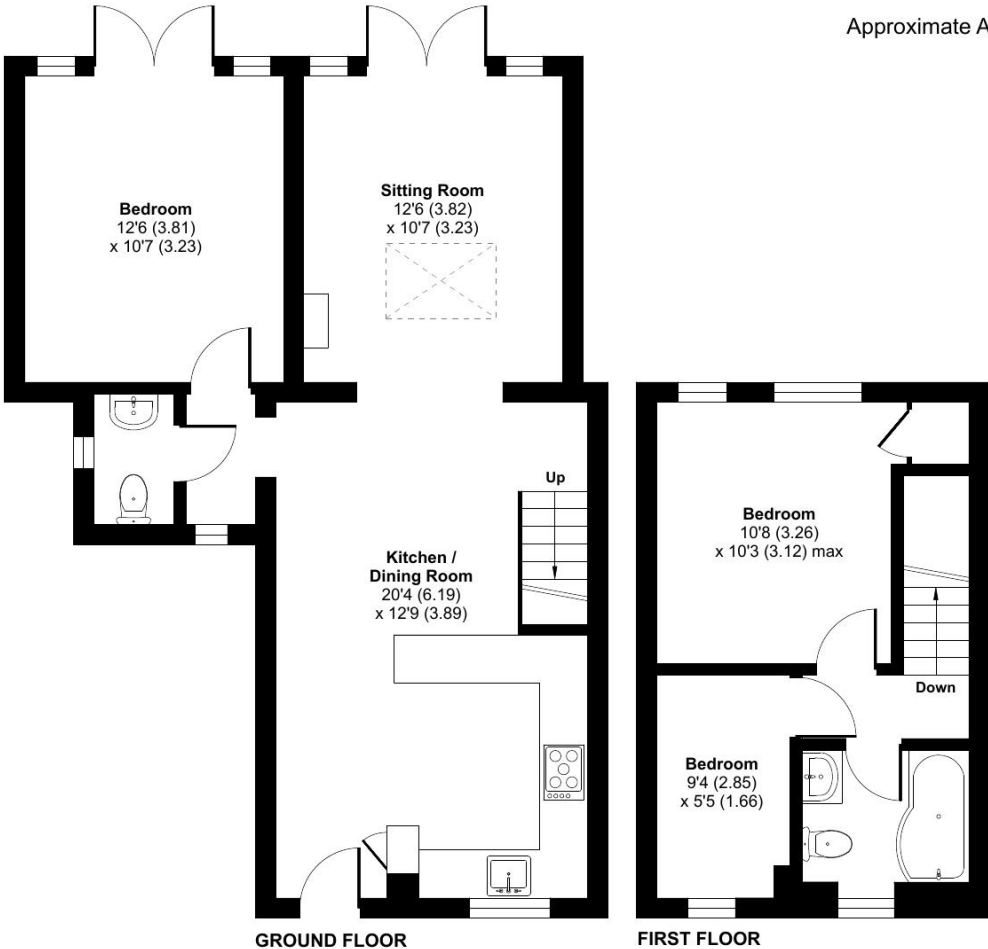
Private schools can be found in Wells, Bath, Warminster, Cranmore, Beckington, Glastonbury and Street. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.





Larchfield Close, Frome, BA11

Approximate Area = 847 sq ft / 78.6 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). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1219077



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