

40 Critchill Road,

Frome, BA11 4HF

COOPER
AND
TANNER



£350,000 Freehold

A deceptively spacious three-bedroom semi-detached family home positioned within one of Frome's most popular locations.

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DESCRIPTION.

A deceptively spacious three-bedroom semi-detached family home positioned within one of Frome's most popular locations and within close proximity to an excellent school.

This wonderful family home has been refurbished and extended over recent years and now provides a stunning open plan kitchen/diner/breakfast room.

On the ground floor you are welcomed into an entrance hall that gives access to the large lounge and the utility room. The lounge is a brilliant size and is very naturally light and there is a gas fire with surround.

A door from both the hallway and the lounge, leads you to the utility room which has a sink and some worktop space, as well as additional storage and access to the downstairs w.c. A side door leads outside.

Double doors from the lounge lead into the modern and stylish kitchen/diner/breakfast room which has a range of wall and base units, providing you with ample storage space. The kitchen benefits from integrated appliances such as an electric hob with extractor over, dishwasher and fridge/freezer. French doors lead out onto to the rear garden.

On the first floor there are two double bedrooms, one single room and a family shower room. Bedrooms one and two are great size doubles with space for plenty of additional furniture. Bedroom one is a good size single or guest room/nursery/home office, dependent on the purchaser's requirements.

The shower room is a modern suite with tiled walls and flooring, wash hand basin with storage below, w.c. and a walk-in shower with glass screen.

OUTSIDE

The property is approached from the front by driveway parking leading up to the carport and single garage. There is a side gate leading into the rear garden which has a lovely patio seating area and low maintenance lawn, separated by a low-level wall. There are a couple of mature shrubs and plenty of potential for new owners to put their own stamp on the garden.

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. The local railway station connects at Westbury for London Paddington.

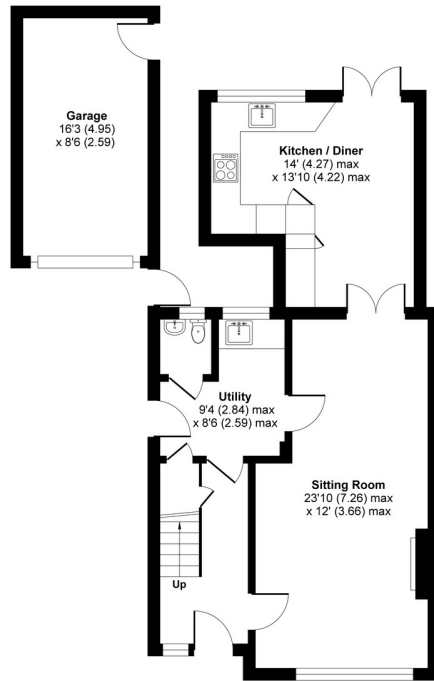




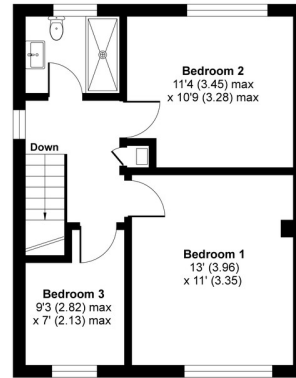
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Approximate Area = 1173 sq ft / 109 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2020. Produced for Cooper and Tanner. REF: 643704



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