

21 Laburnum Close, Frome, BA11 2UB

COOPER
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TANNER



Offers in Excess of £255,000 Freehold

An extended and well-presented two bedroom modern home, ideally suited to first-time buyers, quietly positioned at the end of a cul-de-sac on the sought-after Bath side of Frome. Offering light-filled accommodation, a private enclosed garden, single garage and an allocated parking space, this attractive property provides an excellent opportunity to secure a comfortable and manageable home in a popular residential location.

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OIEO £255,000 Freehold

DESCRIPTION

This appealing home is offered in good decorative order throughout and combines a quiet yet convenient location with practical, flexible accommodation

Inside, the house is well balanced and thoughtfully arranged, benefitting from gas fired central heating to radiators and UPVC sealed double glazing throughout, helping to keep running costs efficient. A practical entrance porch provides space for coats and shoes and leads into the main lounge, a welcoming and comfortable living space with laminate flooring, a front-facing window and staircase rising to the first floor. The fitted kitchen is well equipped with a comprehensive range of oak-fronted units, contrasting work surfaces and a selection of integrated and freestanding appliance spaces, offering plenty of storage and preparation space. From here, bi-fold doors open into a later-added glazed breakfast room, which creates a natural hub for the home. Flooded with natural light and enjoying views over the garden, this versatile space works equally well as a dining area, home-working spot or relaxed seating area, with French doors opening directly onto the rear garden, ideal for warmer months and easy indoor-outdoor living.

To the first floor, the landing provides access to two bedrooms and a modern shower room. The master bedroom is a well-proportioned double room, featuring attractive wall panelling with integrated lighting that adds a contemporary, boutique-style feel and creates a calm and restful atmosphere. The second bedroom is a flexible space, currently arranged as a home office, but would also suit use as a guest bedroom, nursery or dressing room, adapting easily to changing needs. The shower room is finished in a modern style and incorporates a tiled shower enclosure with electric shower, concealed cistern WC, wash basin

and fitted storage, together with an airing cupboard housing the hot water cylinder.

OUTSIDE

Outside, the rear garden is fully enclosed by timber fencing and designed to be both private and easy to maintain. It features stone steps, raised borders and established shrubs and planting, providing a pleasant outdoor space for relaxing or entertaining. A rear gate adds useful access. A short distance from the property is an allocated parking space, along with a single garage located within a nearby block, valuable additions that enhance both convenience and future resale appeal.

The property occupies a tucked-away position just off Beaconsfield Way, enjoying a peaceful setting while remaining conveniently placed for day-to-day amenities. A small parade of shops, including a Tesco Express, pharmacy and florist, lies within a quarter of a mile, making everyday errands easily walkable. Frome College and the Sports Centre are close by.

ADDITIONAL INFORMATION

Gas fired central heating. Mains gas, water, electricity and drainage are all 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.







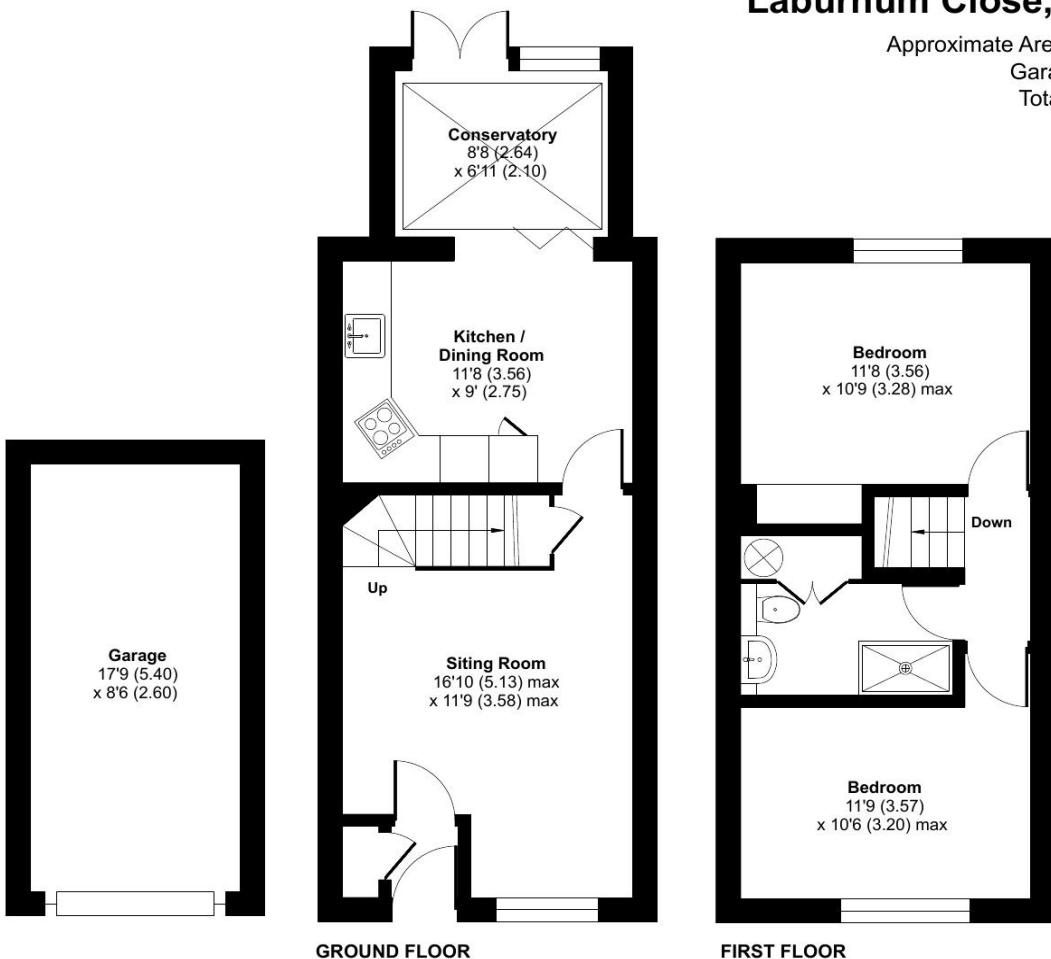
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Approximate Area = 687 sq ft / 63.8 sq m

Garage = 151 sq ft / 14 sq m

Total = 838 sq ft / 77.8 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). © nlichecom 2026. Produced for Cooper and Tanner. REF: 1404176



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