

# 9 Wynford Road, Frome, BA11 2DP

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Offers over £375,000 Freehold

A beautifully presented three-bedroom family home within a sought-after part of Frome.

# 9 Wynford Road, Frome, BA11 2DP

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## Offers over £375,000 Freehold

### DESCRIPTION

9 Wynford Road has been the subject of a tasteful renovation, and an early viewing is highly recommended. The accommodation throughout the home is light, airy and well proportioned.

The front door opens into a spacious entrance hall which provides access into the living room, the kitchen/dining room, the downstairs cloakroom and stairs rise to the first floor.

The living room is a good size and an attractive woodburning stove takes centre stage, a perfect setting for a winters evening. At the back of the house is the most incredible, open planned kitchen/dining area, which is filled with natural light, enjoys access onto the gardens and makes an enjoyable sociable space for family life and anybody who enjoys entertaining. This room has the added benefit of underfloor heating, making for a wonderfully inviting space. The kitchen is made up of a range of stylish grey units that are topped with sleek white worktops. There is an integrated oven/hob/extractor and room for further appliances. There is ample space for a table and chairs.

On the first floor there are three bedrooms, two good size doubles and a decent single. The family bathroom enjoys a bath and separate shower.

### OUTSIDE

To the front of the house and to the side there is comfortable parking for two or three vehicles. There is a single garage and an extensive back garden.

The gardens include a large patio seating area for entertaining, a good size level lawn and a variety of mature plants and shrubs. The gardens are enclosed and child and pet friendly.

### ADDITIONAL INFORMATION

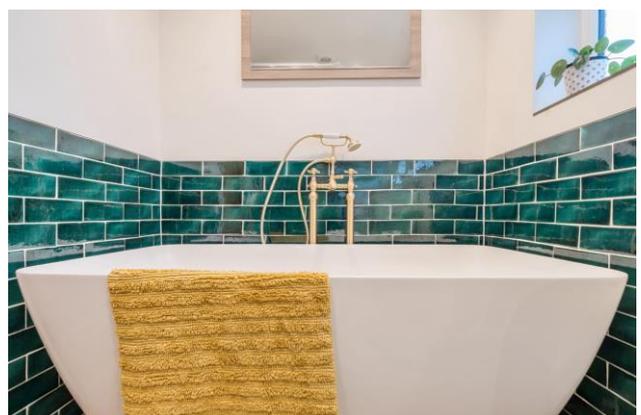
Gas central heating. Mains gas, water, electricity and drainage are all connected.

New Worcester Bosch boiler installed November 2024.

### 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.





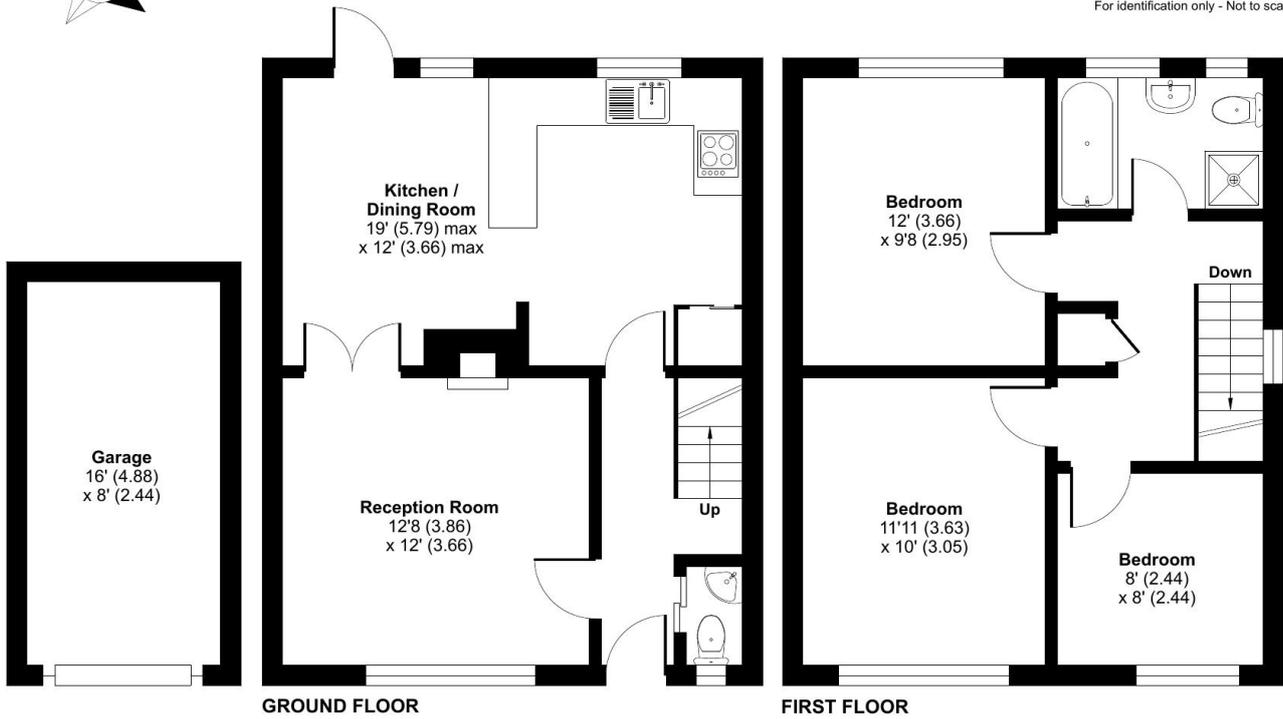
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Approximate Area = 932 sq ft / 86.6 sq m

Outbuilding = 128 sq ft / 11.9 sq m

Total = 1060 sq ft / 98.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Cooper and Tanner. REF: 1106174



## FROME OFFICE

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