

31 Chestnut Close

Frome, BA11 2TJ

COOPER
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TANNER



£365,000 Freehold

A spacious and light semi-detached house with driveway parking for two cars and an enclosed garden to the rear

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DESCRIPTION

Positioned within this popular part of the development on the Bath side of Town, this spacious family home enjoys a garden and driveway parking.

Internally the front door leads into a spacious entrance hall which provides access into all ground floor accommodation whilst stairs ascend to the first floor. The sitting room is a fabulous proportion and includes an attractive fireplace which takes centre stage. Doors open onto the garden and provide a pleasant green outlook. The kitchen/dining room is also a great size and open planned in arrangement, perfect for families and those who enjoy entertaining. There is also a door from the dining area onto the gardens, perfect for Al-fresco dining. The kitchen includes a range of units, oak worktops, an integrated oven/grill/hob and extractor and space for white goods. There is also a study/bedroom 4 and a w.c on the ground floor.

On the first floor there are three bedrooms and the family bathroom. Two of the bedrooms are good sized doubles and the third is a single.

To the front of the house there is a double with driveway providing parking for two vehicles. To the rear there is a garden which includes a patio/seating area adjoining the house with a lawn beyond, partially bordered by plants and shrubs.

ADDITIONAL INFORMATION

Mains gas central heating. All mains' services are connected.

LOCATION

The house is a twenty minute walk from the town centre and its many independent cafés and boutique shops, including Rye Bakery, Projects Frome, Moo and Two, Frome Hardware, Little Walcot and Frome Reclamation Yard. Frome's popularity has surged in recent years; the town is routinely named one of the best places to live in the UK, thanks to its thriving cultural scene, historic architecture, and beautiful surrounding countryside. The Frome Independent, a monthly market showcasing local artisans and food producers, has helped put Frome on the map, attracting over 80,000 visitors annually.

Transport links are also very good. A mainline railway service runs direct services from Frome to London Paddington, with a journey time of around 86 minutes. Access to the national motorway network is via the A303 (M3) and Bristol Airport is less than 30 miles away.

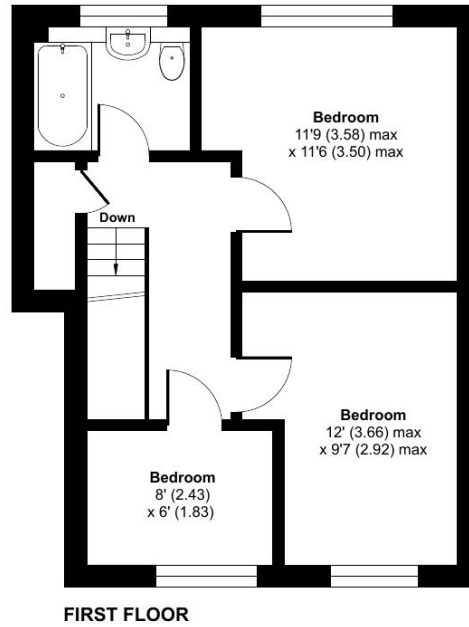
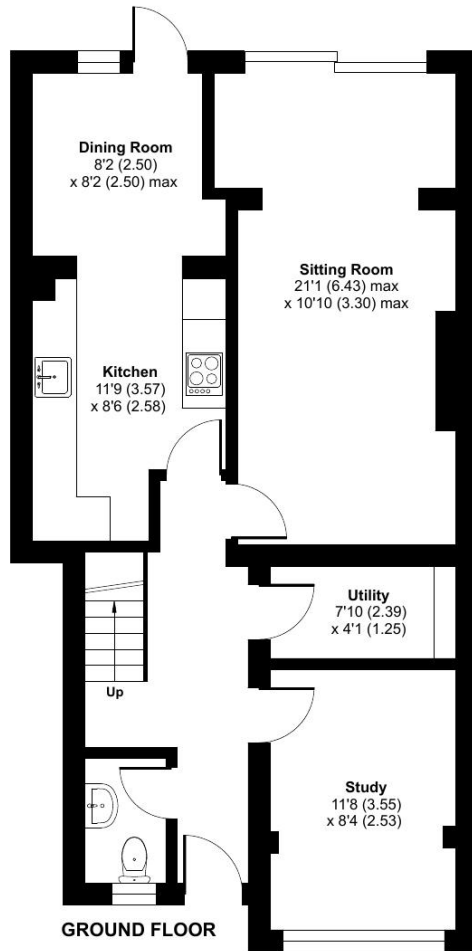




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Approximate Area = 1093 sq ft / 101.5 sq m

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 2025. Produced for Cooper and Tanner. REF: 1389092



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