

# 3 Grange Road

Frome, BA11 2HN

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AND  
TANNER



Guide £550,000 - £560,000 Freehold

3 Grange Road is a semi-detached, completely renovated, three-bedroom family home that occupies a fabulous plot within one of Frome's most popular locations on the Bath side of Frome. Finished to a beautiful standard throughout, lots of parking and great size gardens.

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## DESCRIPTION

As you walk through the door of the beautiful home you are drawn to the current owner's attention to detail. Past the front door you are welcomed by the entrance hall, from here you can access the first-floor accommodation and also into the ground floor living area. Through a door to the right-hand side, you enter into the living room, where the current owners have finished the room in great styles and with the log burner being just one of the main focal points in the room.

Also, on the ground floor you have use of an office, which could be doubled up as a bedroom should you wish to do so, a good-sized utility room, which also has side access to the garden, there is also a beautifully finished wet room which would be perfect for multi-generational living.

You then have access to the bright and exquisitely finished kitchen where the current owners have made very clever use of space by incorporating a range of wall units, some are floor to ceilings in height, the brightness is only helped thanks to the two large Velux windows and sliding doors that lead out to the garden. There is also plenty of space for a family dining table and chairs, which would make this perfect for entertaining family and friends.

Upon arriving on the first floor, you are greeted by the landing, this acts as the main spine for the homes and has access to each of the bedrooms, the family bathroom and also the separate toilet.

The bedroom to the left-hand side of the landing is a great sized double bedroom which is showered in light also making use of a focal feature wall as well. The next room you enter will be the family bathroom, which has a soothing and calming presence, complemented with the large amount of natural light in the bath.

Further to these rooms there is also a very clever separate area on the landing that is currently being used as a walk-in wardrobe. There is a fabulously finished WC as well. The second bedroom has another focal feature wall but also enjoys splendid views over the garden. The final bedroom is the main bedroom, like the rest of the home, this room is finished to a very high standard, and making full use of the natural light on offer.

## OUTSIDE

The outside space is mainly laid to lawn, but the south face garden is a welcoming outside space which has a selection of trees and shrubs. The patio area is perfect for entertaining friends and families whilst also still being able to enjoy the large outside space.

## 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.



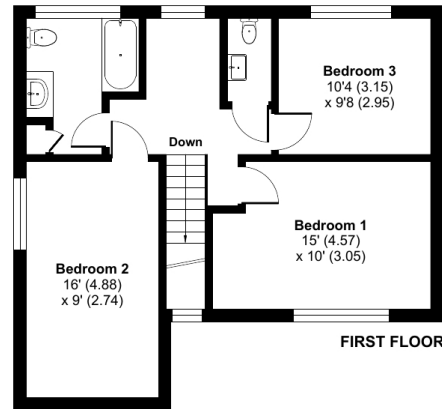
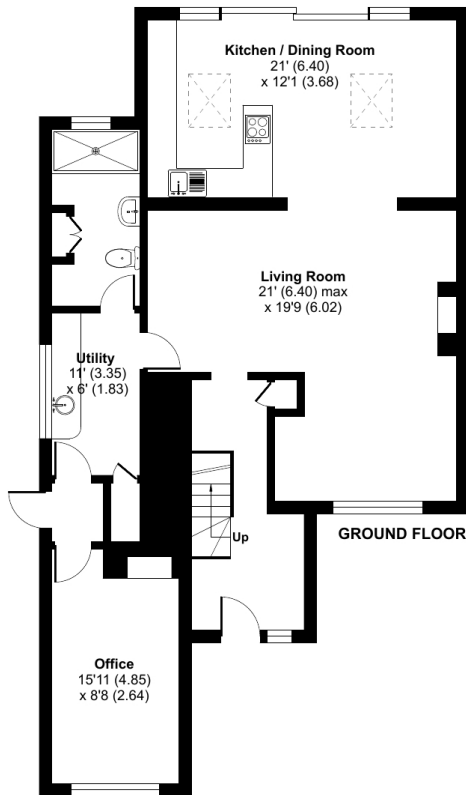




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Approximate Area = 1688 sq ft / 156.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Cooper and Tanner. REF: 990349



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