

# 9 Wallbridge Avenue,

Frome, BA11 1RL

COOPER  
AND  
TANNER



**£549,000 Freehold**

An exceptional four double bedroom, double fronted Victorian style family home, with stunning enclosed rear gardens within close proximity to the town's centre and the train station.

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**£549,000 Freehold**

## DESCRIPTION

Set on the ever-popular Wallbridge Avenue, is this exceptional four double bedroom, double bay fronted Victorian family home, enjoying extensive downstairs living, an abundance of storage and a beautiful enclosed mature rear garden.

The front door leads directly into this spacious, more formal reception room with an open fireplace and two attractive storage cupboards. There is a second reception room currently used as a tv room/den with log burning stove and built-in shelves either side of the fireplace.

The open plan kitchen/dining room to the rear offers a range of bespoke base and wall mounted cabinets, with integrated fridge, freezer and dishwasher, sink inset into the sleek white worktops and space for a free-standing range cooker. The kitchen is open plan with an island separating the kitchen/dining area with space for a family dining table and chairs and further room for a seating area. There are French style double doors opening onto the garden at one end of the rear wall and a modern bi-folding door allowing lots of natural light in at the other. Adjoining the kitchen is a handy utility room for laundry and incorporating a downstairs cloakroom.

The master bedroom to the front is a generous size double room, with built in storage and a modern and well-proportioned en-suite, fitted with a double walk-in shower unit, wash hand basin, W.C. and bidet.

The second bedroom is another good size double to the front. There is a good size third double bedroom to the rear, currently with twin beds and a fourth double bedroom currently used as an office.

The bedrooms are all served by the three-piece family bathroom suite which enjoys light via a skylight style window.

## OUTSIDE

Externally the home enjoys a stunning and mature private enclosed rear garden, with a range of flowers within bordering beds. There is a handy patio seating area which is ideal for sitting in and relaxing, or entertaining visitors. To the bottom of the garden is a recently constructed timber style single garage (at a cost of £30,000) with electric door and adjoining timber carport.

## 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.

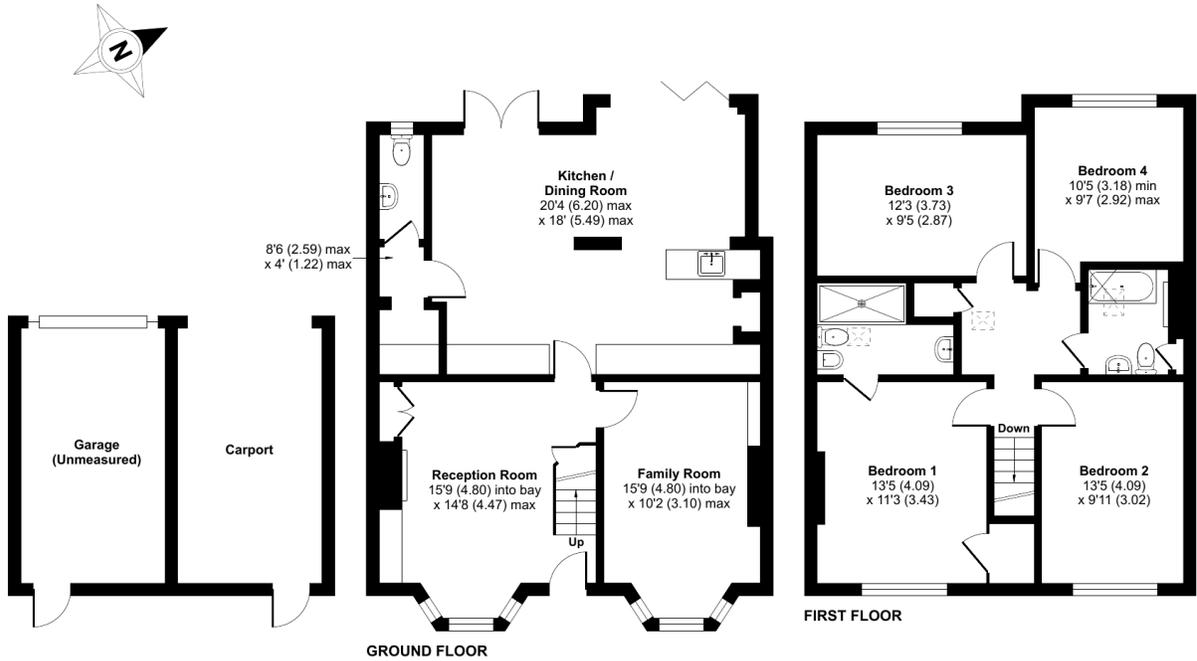




# Wallbridge Avenue, Frome, BA11

Approximate Area = 1539 sq ft / 143 sq m (excludes garage & carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Cooper and Tanner. REF: 676677



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