

3 Kersey Court,

Frome, BA11 3NE

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£375,000 Freehold

An immaculately presented three-bedroom family home within Frome town, offering spacious accommodation and a beautiful and fully enclosed rear garden.

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DESCRIPTION.

An immaculately presented three-bedroom family home within Frome town, offering spacious accommodation and a beautiful and fully enclosed rear garden.

The property offers an entrance hall leading to the cloakroom with WC and wash hand basin, a kitchen/breakfast room and spacious lounge. There is a good-size storage cupboard, ideal for storing coats and shoes. Stairs rise to the first floor.

The kitchen/breakfast room is a very generous size and offers a range of modern wall and base units, inset sink and integrated gas hob with extractor over. There is also an eye level self-cleaning Neff double oven and further room for a large American style fridge/freezer. There is plenty of additional space for a dining table and chairs. This room is dual aspect and enjoys lots of natural light.

Off the main hallway, is the lounge which is a beautifully light and airy space with French doors leading out into the sunny rear garden. The lounge is a fantastic family space, with plenty of room for lounge furnishings and additional dining room furniture. Similarly, to the kitchen/breakfast room, this room benefits from being dual aspect and enjoys plenty of light.

On the first floor, you are greeted by a light and airy landing which gives access to the three double bedrooms and family bathroom.

Bedroom one is a very spacious room, with built-in wardrobe space and access to a stylish en-suite shower room which has been installed within the last few years and offers a WC, wash hand basin, corner shower and heated towel rail. Bedroom two is another good-size double room also benefiting from built-in wardrobes. Bedroom three is similar to bedroom two in size and has space for additional furniture. The family bathroom is also relatively new and offers a very modern three-piece suite comprising bath with shower attachment, WC and wash hand basin. A new boiler was installed between 2-3 years ago.

OUTSIDE

To the rear of the property is a fully enclosed and beautifully maintained garden offering a quaint patio seating area bordered by mature shrubs and plants, as well as a lawned area, an ideal space for a family to enjoy. The garden is deceptively spacious and runs around to the side of the house, where there is also a garden storage unit. The property benefits from an allocated parking 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.

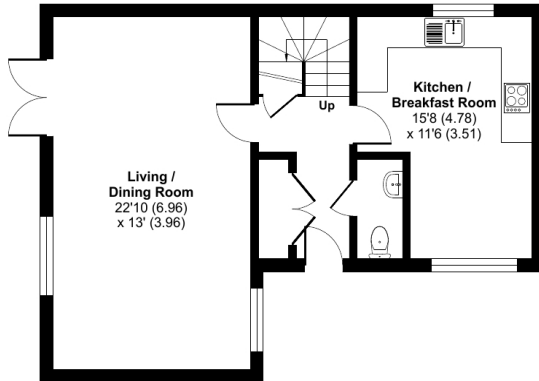
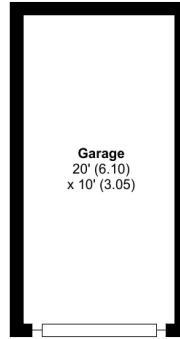




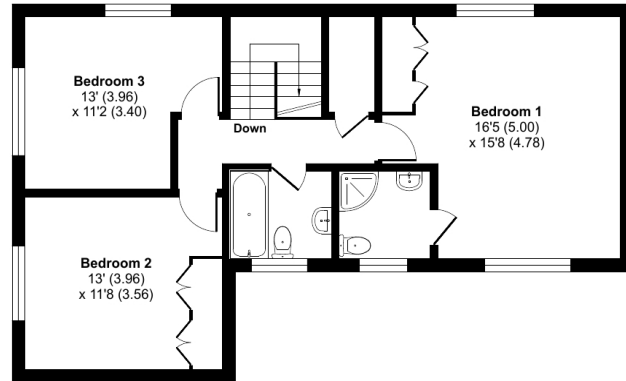
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Approximate Area = 1493 sq ft / 138.7 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2023. Produced for Cooper and Tanner. REF: 987969



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