

# 18 Lichen Road,

Frome, BA11 5DZ

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Guide Price £455,000 - £465,000 Freehold

Set on an exclusive development and positioned on the very edge of the ever-thriving Frome town, is this modern four bedroom detached family home.

# 18 Lichen Road, Frome, BA11 5DZ

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### DESCRIPTION.

This four-bedroom, light and airy detached family home is set on a modern development, which is accessed via an exclusive private road and offers extensive downstairs living.

The home's internal accommodation provides a large open plan kitchen/breakfast and living area, a spacious lounge, master bedroom with en-suite bathroom, three further bedrooms, a downstairs study, family bathroom and a ground floor cloakroom.

The kitchen comprises of a range of base and wall mounted cabinets finished in gloss, with a sink inset into the worktop, a built-in oven, a hob inset into the worktop with extractor hood overhead, built-in appliances and views onto the garden. The kitchen is open plan in design with a large family area ideal for a dining table and chairs and additional family sofa. There are two sets of French style double doors opening onto the garden patio. The 16ft lounge to the front is a great size room with ample space for large lounge furnishings. The room enjoys lots of natural light and looks onto the front.

The ground floor is completed with a downstairs cloakroom and good size reception room to the front, which would serve perfectly as a study for those wanting a work from home space.

Making your way upstairs the master bedroom is to the front with built-in storage and the added benefit of a modern en-suite shower room.

There are three further good-size double bedrooms of which are served by the modern four-piece family bathroom comprising; fitted bath, a walk-in shower, wash hand basin and W.C.

### OUTSIDE

Externally, the private enclosed rear garden is mainly laid to lawn with an extensive patio seating area, ideal for outdoor furniture to host guests or enjoy a barbecue area.

To the front of the home is a lawn area with central access path leading to the front door. There is driveway parking for multiple vehicles to the side leading to the garage.

### 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.

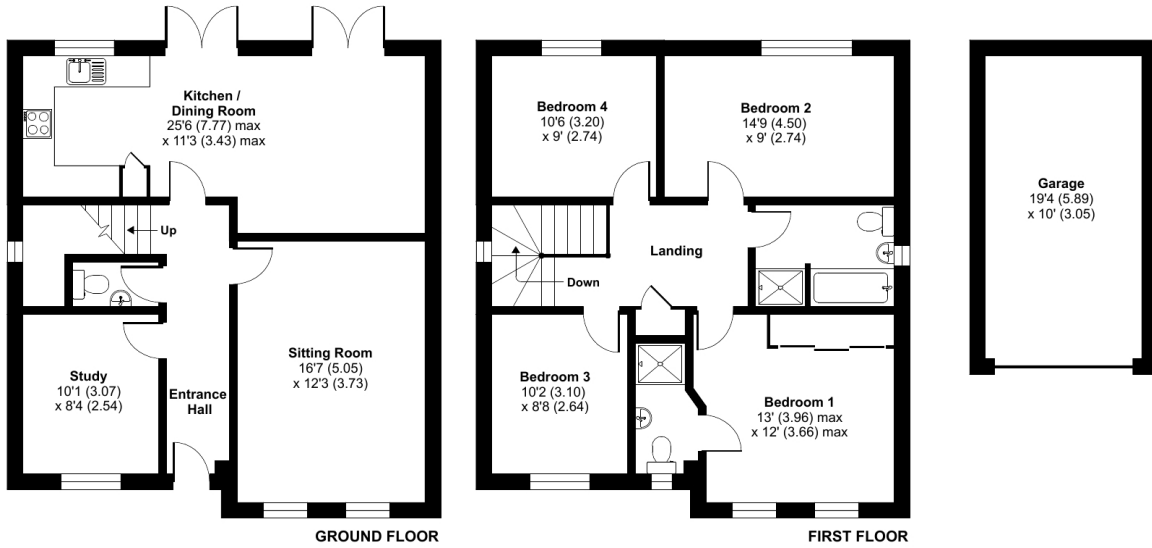




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Approximate Area = 1605 sq ft / 149.1 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Cooper and Tanner. REF: 886676



## FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

[frome@cooperandtanner.co.uk](mailto:frome@cooperandtanner.co.uk)

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