

12 Leversedge Road

Frome, BA11 2JD

COOPER
AND
TANNER



Guide £450,000 - £475,000 Freehold

Set in a highly popular and tranquil position is this four-bedroom detached family home, enjoying lots of natural light and wonderful views across the countryside.

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DESCRIPTION

Set in a highly popular and tranquil position on the Bath side of Frome town, is this good sized, link-detached family home, enjoying lots of natural light and wonderful views across the Orchardleigh Estate.

You enter the home into a porch which leads into the main hallway where there is access to the downstairs cloakroom, dining room, kitchen/breakfast room, lounge and stairs that rise to the first floor.

The lounge benefits from being dual aspect and boasts lots of natural light. Sliding doors from here, lead out into the rear garden and a single door leads through to the kitchen/breakfast room which is a well-equipped and spacious area, with a range of wall and base units, inset steel sink and plenty of worktop space.

A window overlooks the rear garden. There is additional space in this room for a dining table and chairs or even a small island. A door from the kitchen leads through to a spacious utility room, with additional base units for storage, worktop space and there is an integral door into the garage from here. Another door leads from the utility space, into the rear garden.

On the first floor, you are welcomed onto a large landing which gives access to four double bedrooms, with the master benefiting from a shower.

There is scope here to create an en-suite if desired. Bedrooms two, three and four are also very good size double rooms, with bedroom three enjoying the most beautiful countryside view, over Orchardleigh Estate. The family bathroom has a four-piece suite, including a bath and separate corner shower, w.c. and wash hand basin.

OUTSIDE

Externally, the fence and high-level hedge enclosed flat back garden includes mature trees, shrubs and a lawn area.

To the front of the home there are two driveways with parking for multiple vehicles. This home also benefits from a garage.

ADDITIONAL INFORMATION

Gas fired central heating.

Mains electricity, gas, water and drainage are all connected.

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.

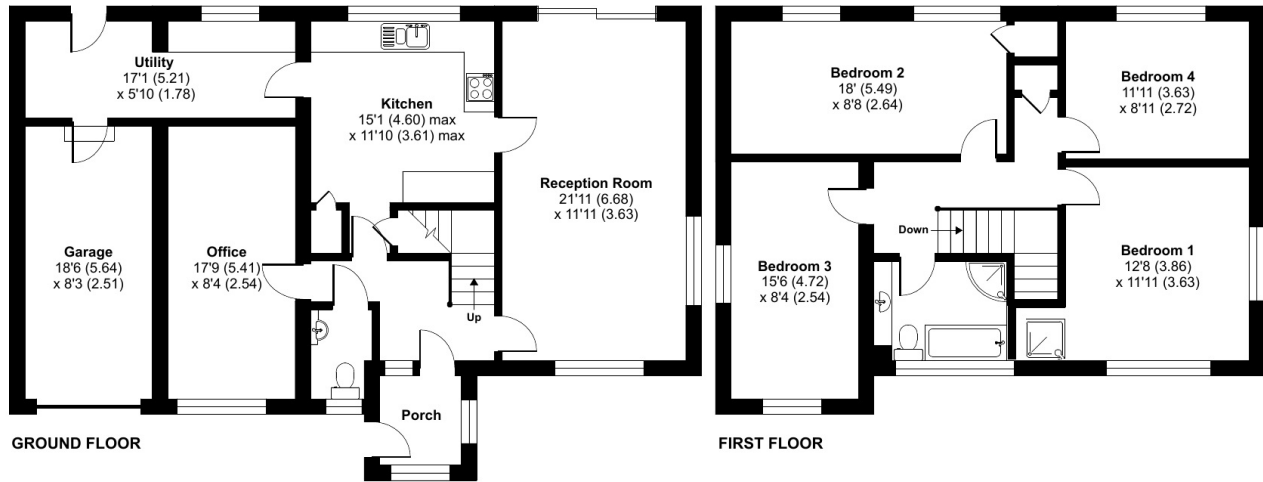




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Approximate Area = 1821 sq ft / 169.1 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2024. Produced for Cooper and Tanner. REF: 1070733



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