

# 7 Linsvale Drive, Frome, BA11 2BP

COOPER  
AND  
TANNER



## £370,000 Freehold

Set on a peaceful street in the heart of Frome, this classic 1980s detached house offers a wonderful opportunity for families or first-time buyers alike. Featuring a single garage, spacious living areas, and a welcoming garden, the property provides a perfect canvas to create your dream home in a prime location.

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## £370,000 Freehold

### DESCRIPTION

Step inside to find a welcoming hallway that leads into the heart of the home. The living room is a dual aspect, light-filled haven complete with large windows that overlook the front garden, providing a warm and inviting space for relaxing or entertaining. Adjacent to the living room is the dining area, perfect for family meals or hosting dinner parties, with French doors opening straight out onto the patio. The kitchen is both practical and stylish, offering ample storage and workspace, along with modern appliances and a layout that caters to the needs of busy households. Connected to the kitchen, you'll find a large separate utility room, thoughtfully designed to house laundry facilities and additional storage, ensuring the main living spaces remain clutter-free. From the hallway, there is also a downstairs w.c.

For those who enjoy DIY projects or need extra space for hobbies, the garage comes complete with access to an attached workshop area. This versatile space could also be adapted to suit a variety of other uses, from a home gym to a home office.

The upstairs accommodation includes three generously sized bedrooms, each offering ample natural light and views of the surrounding neighbourhood or garden. The modern family bathroom features contemporary fittings, including a walk-in shower, a washbasin, and WC.

### OUTSIDE

The property boasts a larger than average, wall enclosed corner plot garden, a tranquil and private outdoor space perfect for children, pets, or gardening enthusiasts. With a mix of patio and lawned areas, this garden is well-suited for alfresco dining, summer barbecues, or simply relaxing with a book.

This detached property has been lovingly maintained and is ready for new owners to move in and make it their own. Its versatile layout and generous proportions make it an excellent choice for a variety of lifestyles.

### ADDITIONAL INFORMATION

All mains services are 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.

Private schools can be found in Wells, Bath, Warminster, Cranmore, Beckington, Glastonbury and Street. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.



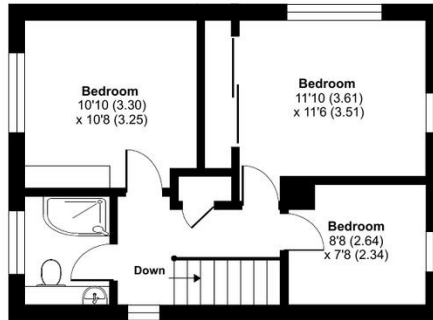




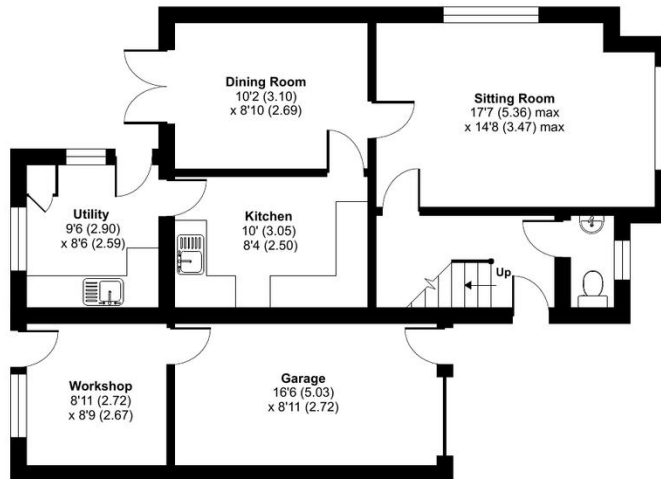
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Approximate Area = 1311 sq ft / 121.8 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2024. Produced for Cooper and Tanner. REF: 1216807



## FROME OFFICE

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