

Delmore Road,

Frome, BA11 4EG

COOPER
AND
TANNER



OIEO £500,000 Freehold

5 2 1 EPC C

Description

Set within a tranquil cul-de-sac position and yet within an easy stroll into the heart of the ever-thriving Frome town centre and Victoria Park, is this extended and beautifully modernised five-bedroom family home.

The home's accommodation provides a breath taking and high finished open plan kitchen/dining room with space for large table and chairs, lounge, a cosy snug room, four good size double bedrooms and a fifth single bedroom/study, utility with downstairs cloakroom, family bathroom and entrance hallway. The kitchen/dining room to the rear is presented to an exceptional standard and comprises a range of base and wall mounted cabinets, sink inset into the worktop with integrated oven and hob and is finished in tiled flooring with bi-fold style doors opening onto the rear garden. There is a cosy lounge to the front with fitted log burner and a separate snug room/playroom to the rear of the home. The ground floor is finished with a modern fitted utility room and downstairs cloakroom, with a handy internal door into the garage.

Making your way upstairs the property provides four generous size bedrooms, all served by the modern three-piece family bathroom with his and hers sinks. There is a fifth single bedroom currently used as an office but may be suited to an adjustment into an en-suite to master bedroom.

The private enclosed and landscaped rear garden is mainly laid to lawn with ample space for multiple sheds and an outside work from home office space with power connected. The garden enjoys endless sunshine and has a large patio seating area ideal for entertaining, with an access gate to the rear leading to further parking. There is an external side access door to the garage.

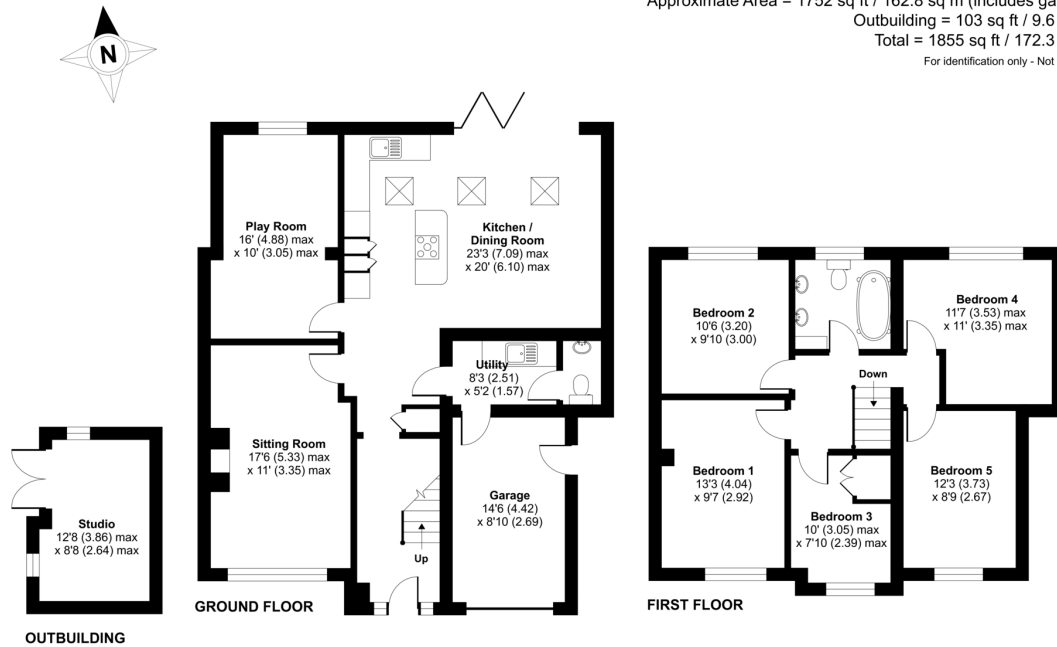
Delmore Road, Frome, BA11

Approximate Area = 1752 sq ft / 162.8 sq m (includes garage)

Outbuilding = 103 sq ft / 9.6 sq m

Total = 1855 sq ft / 172.3 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nrichcom 2021. Produced for Cooper and Tanner. REF: 793057



Features

- An incredible family home
- Generously proportioned five bedrooms
- Stunning open plan kitchen/dining room with island
- Good size lounge with wood burner
- Cosy snug room
- Modern fitted bathroom
- Utility and downstairs cloakroom
- Large landscaped enclosed garden
- Large home office with power connected
- Garage and driveway parking

Local Information

- Council Tax Band C
- Tenure Freehold
- EPC Rating C

FROME OFFICE

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