

14 Keyford, Frome, BA11 1JN

COOPER
AND
TANNER



£399,950 Freehold

A beautiful period home with a good size rear garden in a popular part of Town, just a short walk from the Town Centre and Victoria Park.

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DESCRIPTION.

14 Keyford is an attractive and period home positioned in a popular part of Frome within a short walk of the Town Centre, the Train Station and Victoria Park.

The front door opens into a good size entrance hall welcoming you into the home.

To the front of the house is a naturally light living room with attractive wooden floorboards running under foot, a large sash window to the front and an open fireplace taking centre stage.

In the centre of the house there is a well-proportioned dining room with stunning flagstone flooring, a secondary fireplace, views across the rear gardens and good access into the kitchen, an excellent arrangement for entertaining and family living.

The kitchen is a dual aspect space with a range of wall and base units that are topped with solid wood with integrated and space for appliances. From the kitchen a door leads into the gardens.

On the first floor there are two double bedrooms (complete with original fireplaces) and a family bathroom. Both bedrooms enjoy beautiful exposed wooden floorboards. The front bedroom is an excellent size and the bedroom to the rear looks across the extensive back gardens and across the rooftops of the conservation area beyond.

On the second floor there is a large bedroom with further exposed wooden floorboards and a well-appointed en-suite shower room.

OUTSIDE

To the front of the house is a pretty, enclosed and small garden space laid to stone chippings. The gardens to the rear are an excellent size and have been beautifully landscaped and cared for. Immediate to the rear, accessed from a door from the kitchen, there is a patio/seating area, an excellent arrangement for al-fresco dining. A shallow set of red brick steps lead up to an extensive level lawn decorated by a variety of plants and shrubs. There is also a timber shed.

ADDITIONAL INFORMATION

Mains electricity, water and drainage. Private (bottled) gas supply.

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.





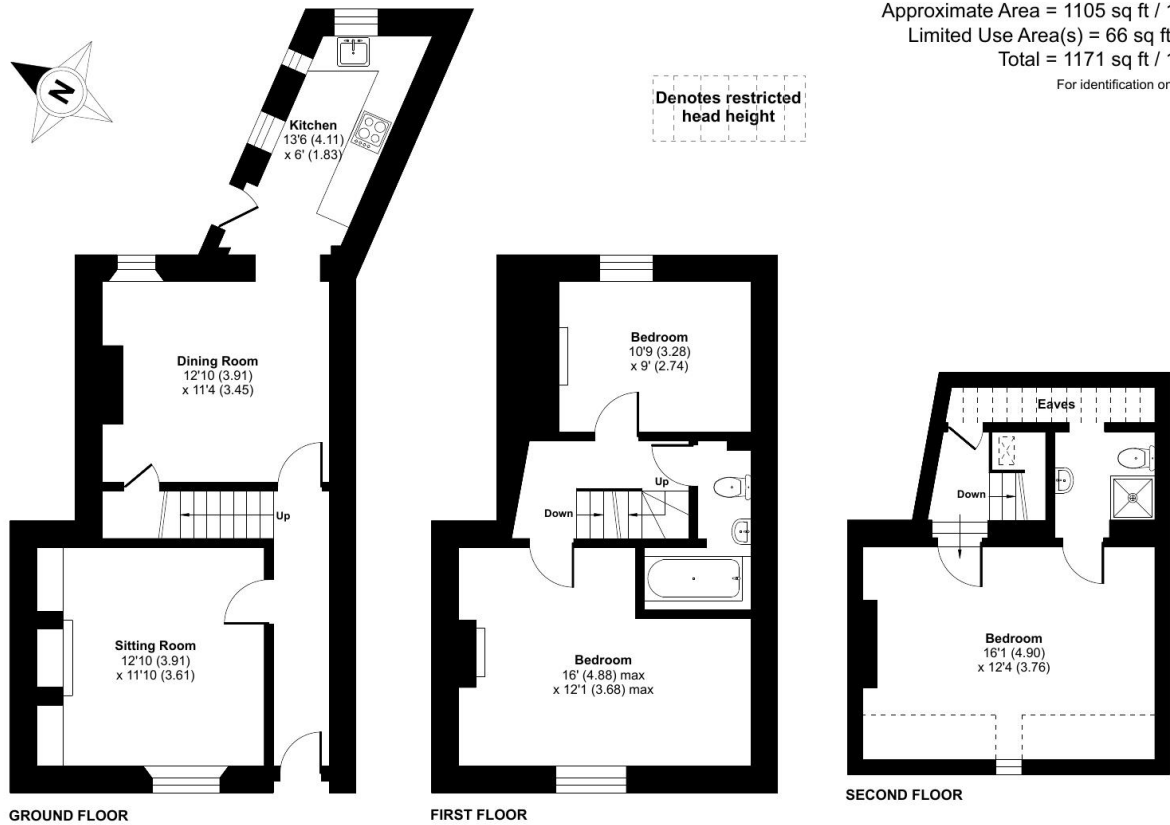
Keyford, Frome, BA11

Approximate Area = 1105 sq ft / 102.6 sq m

Limited Use Area(s) = 66 sq ft / 6.1 sq m

Total = 1171 sq ft / 108.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Cooper and Tanner. REF: 1206729



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