

# 26 Priddy Close, Frome, BA11 2XZ

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Guide £612,500 Freehold

An exciting opportunity to purchase a substantial family home, set on the Bath side of Frome, offered with plenty of outside space and off-street parking. Viewings are highly recommended.

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## Guide £612,500 Freehold

### DESCRIPTION

26 Priddy Close is an impressive, extended detached home with four double bedrooms, set on the Bath side of Frome with plenty of outside space and driveway parking.

As you enter through the front door you are greeted by a good-sized porch, this area is particularly useful for storing coats and boots. A further internal door leads onto the entrance hall giving you access to all the downstairs living space and a well-lit staircase leading to the first-floor accommodation.

To your immediate right you have a well-proportioned study with generous built-in cupboards and plenty of natural light. This room could easily become a further bedroom or a playroom, making it perfect for multi-generational living.

At the end of the hallway and to the right-hand side of the property, you have a very well-proportioned kitchen with a range of wall and base units, two integrated ovens and combi microwave, dishwasher, space for fridge/freezer, wine fridge and five-ring gas hob. You also have the open plan dining room next to the kitchen, which has plenty of space for a family sized table and chairs. There is also a utility space (which is currently used as further kitchen storage) and access to the garage which houses a sink and plumbing for washing machine. The garage is currently used as storage but there is space for a single car.

The main living room is very generous in size with the room being 22' in length, a fireplace with gas fire acts as the main focal point of the room, but the room also leads onto a highly impressive conservatory which is currently being used as a sunroom but can be used as an extra reception room if required. There are a pair of French doors that lead out to your large, east facing garden.



There is also a further reception area with built-in storage which is currently being used as a music room, and a downstairs w.c.

On the first floor you are greeted by a very light landing, and you have access to all four bedrooms, three of which are good sized doubles. The master is at the rear, with an en-suite and ample built-in wardrobe space.

The fourth smaller double bedroom is also located at the rear and overlooks the garden but could be used as a nursery. The family bathroom is fitted with a three-piece white suite which includes a shower over bath, a w.c., and a low-level basin.

### OUTSIDE

There is a small lawned garden to the front with an excellent double width driveway adjacent which provides plenty of off-road parking leading up to the single garage and EV charger. The private rear garden has been landscaped and enjoys a good-sized patio/seating area, perfect for entertaining. There is also a good size level lawn decorated by several trees and shrubs. The gardens are fully enclosed and child and pet friendly. There is also a timber potting shed which is a fantastic space for those who want to put their own stamp on the garden.

### ADDITIONAL INFORMATION

Gas central heating. 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 middle and senior schools, several theatres and a cinema. Bath and Bristol are within commuting distance, and the local railway station has direct trains to London Paddington or via connections to Westbury.



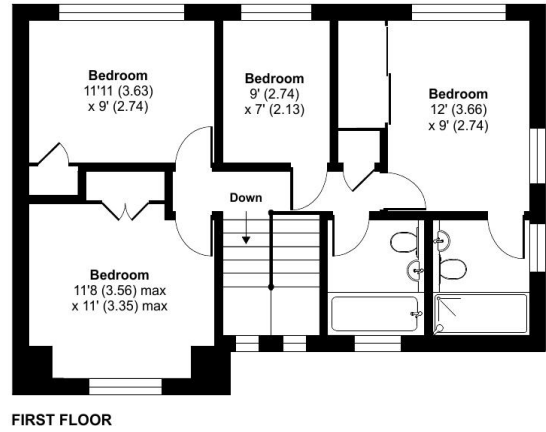
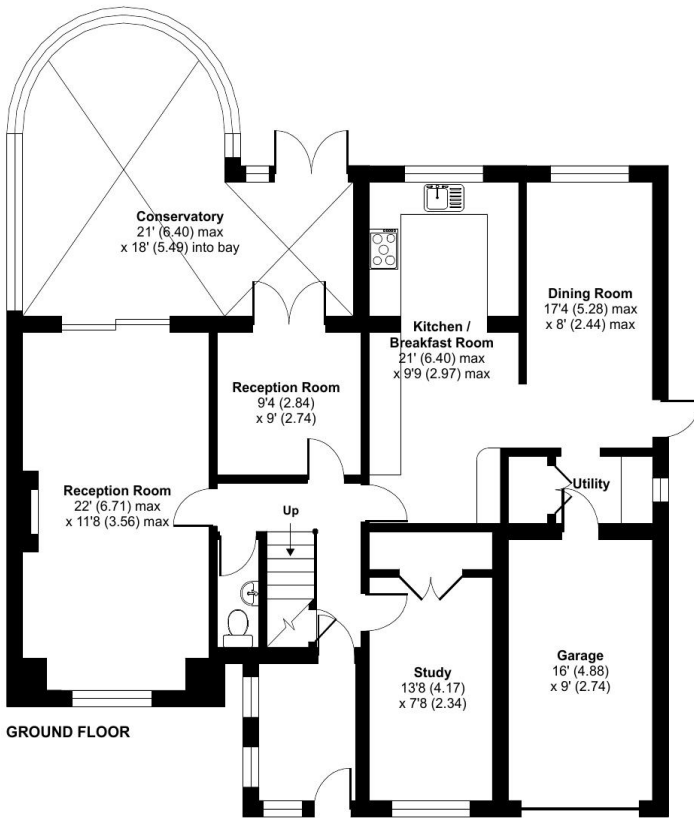




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Approximate Area = 2006 sq ft / 186.3 sq m  
 Garage = 148 sq ft / 13.8 sq m  
 Total = 2154 sq ft / 200.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheccm 2024. Produced for Cooper and Tanner. REF: 1115192



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