



13 Catherston Close, Frome, BA11 4HR

£650,000 Freehold

COOPER  
AND  
TANNER

Note - For illustrative purposes



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## Description

13 Catherston Close is so much more than initially meets the eye. Significantly extended, reconfigured and renovated to exceptionally high standards over the last 3 years, an internal viewing is highly recommended.

Positioned on the edge of Frome, with good access to amenities the property enjoys the most phenomenal panoramic views across rolling countryside toward Nunney.

The front door opens into a light and airy entrance hall. The kitchen is to the front of the property and features a very stylish, well appointed, high spec set of units and worktops with a number of integrated appliances and a separate utility room.

The very well proportioned and naturally light living/dining room is to the rear and provides plenty of space for furniture. Doors frame the outlook onto the gardens and the views beyond and allow access onto the newly finished Indian Sandstone patio, an excellent arrangement for al-fresco dining.

All three of the bedrooms are double in size, two of which have en-suite facilities whilst a double shower room services the third.

## Outside

To the front of the property there are low maintenance gardens enclosed by low walling and there is driveway parking for one vehicle with the opportunity to create more.

The gardens to the rear have been landscaped beautifully and include an Indian Sandstone patio seating area with a lawn beyond which is bordered by plants and shrubs. It is difficult to put into words how special the view is to the rear, it must be seen to be fully appreciated.

## Additional Information

Gas fired 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 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.











**Local Information Frome**

**Local Council:** Somerset

**Council Tax Band:** D

**Heating:** Gas central heating

**Services:** All mains services are connected

**Tenure:** Freehold



**Motorway Links**

- A36, A303
- M4, M5



**Train Links**

- Frome, Bath
- Warminster and Westbury



**Nearest Schools**

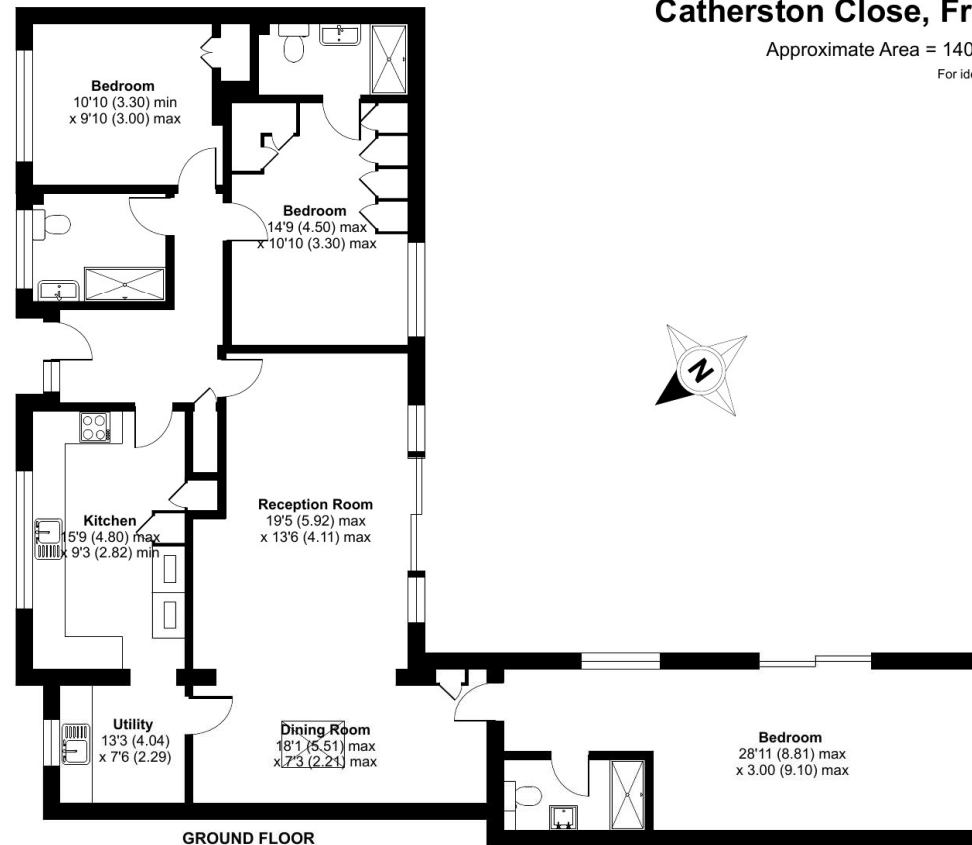
- Frome, Bath, Bruton, Street
- Warminster and Wells



## Catherston Close, Frome, BA11

Approximate Area = 1402 sq ft / 130.2 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). © nichecom 2024. Produced for Cooper and Tanner. REF: 1129530

### FROME OFFICE

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TANNER**

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