

17 Leystone Close,

Frome, BA11 2JY



£425,000 Freehold

An attractive home with large well stocked gardens and positioned within a sought after part of Frome.

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DESCRIPTION

Aesthetically pleasing to the eye, this impressive home enjoys large gardens, a single garage, driveway parking and is positioned within a short walk of the Town Centre

The accommodation throughout the house is naturally light and well proportioned.

The front door opens into a spacious entrance hall with a good size cloakroom and storage to the left hand-side. To the right hand-side is a well appointed kitchen which includes a range of wall and base units and integrated appliances. Double doors from the kitchen lead you to a fabulous dining area, a perfect set up for family life and anybody who enjoys entertaining. At the far end of the dining area there is a further seating area with dual aspect windows looking over the charming patio garden. The sitting room also enjoys an outlook over the gardens, provides plenty of space for furnishings and a fireplace takes centre stage and acts as a great focal point for the room.

On the first floor there are three double bedrooms, all with fitted wardrobe space. The main bedroom is an impressive, naturally light and well proportioned room with double windows to the rear looking over the extensive gardens and an en-suite shower room. There is also a family bathroom.

Outside there is a single garage with driveway parking to the front for multiple vehicles. The gardens are a particular selling feature of the house. To the front is a courtyard style garden bordered by plants with a lawn beyond. The rear gardens include a spacious patio seating area, perfect for entertaining. Within the wall dividing the patio seating area and the well stocked main gardens lies a window, allowing you to sit within the seating area and enjoy views across the gardens. The main gardens are predominantly laid to lawn, bordered by a variety of plants, shrubs and tree's.

Leystone Close is located just 10 minutes walk of Frome Town Centre and its many independent cafés and boutique shops, including Rye Bakery, Projects Frome, Moo and Two, Frome Hardware, Little Walcot and Frome Reclamation Yard. Frome's popularity has surged in recent years; the town is routinely named one of the best places to live in the UK, thanks to its thriving cultural scene, historic architecture, and beautiful surrounding countryside. The Frome Independent, a monthly market showcasing local artisans and food producers, has helped put Frome on the map, attracting over 80,000 visitors annually.

Transport links are also very good. There are direct rail services from Frome to London Paddington, with a journey time of around 90 minutes. Access to the national motorway network is via the A303 (M3) and Bristol Airport is less than 30 miles away.





Leystone Close, Frome, BA11

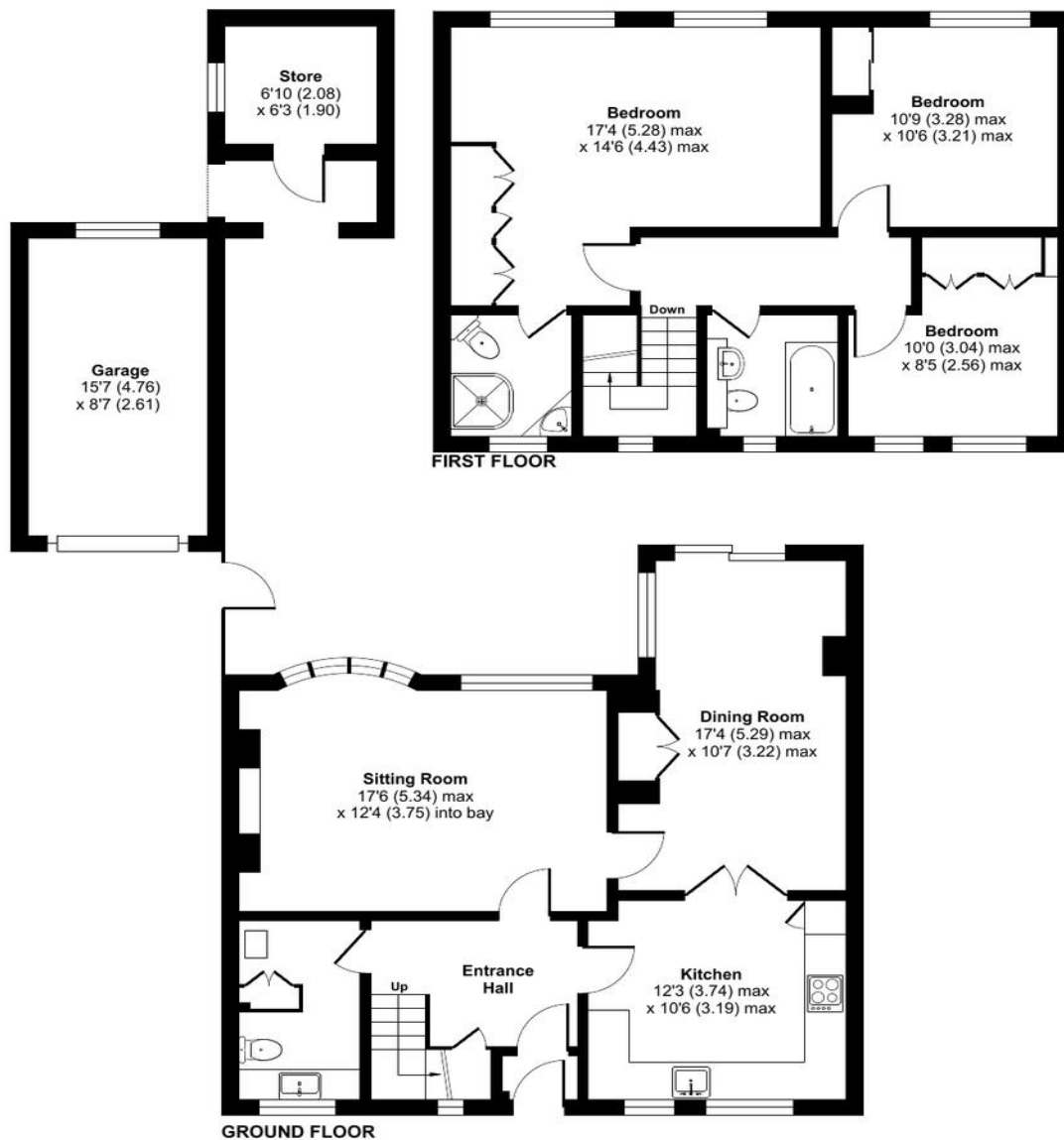
Approximate Area = 1306 sq ft / 121.3 sq m

Garage = 134 sq ft / 12.4 sq m

Outbuilding = 45 sq ft / 4.1 sq m

Total = 1485 sq ft / 137.8 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). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1280259

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