

# 17 Wayside Close,

Frome, BA11 2DL

COOPER  
AND  
TANNER



OIRO £450,000 Freehold

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A substantial four-bedroom detached family home on the Bath side of Frome town.

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OIRO £450,000 Freehold

## DESCRIPTION

Cooper and Tanner are delighted to present to the market this fantastic, detached family home in the popular location of Wayside Close.

The accommodation comprises an entrance porch which leads through to the hallway of the home which gives access to the kitchen, lounge, WC and has stairs that rise to the first floor.

The kitchen is a great size with ample worktop space and a range of wall and base units, providing an abundance of storage space. A large window overlooks the front of the property and floods the room with natural light. The lounge is a phenomenal size with a gas fireplace with surround and sliding doors leading out onto the garden. There is plenty of natural light and a huge amount of space for furnishings. From here, a doorway leads into the dining room, which is a great additional space, with a window overlooking the rear garden.

On the first floor there are four bedrooms, three of which are doubles and one being a single, in addition to the modern family bathroom. Bedroom one is a great size double with lots of built-in wardrobe space and two windows to the rear which enjoy views of the garden.

There is plenty of space for a double bed and additional furniture if desired. Bedrooms two and three are good size double rooms and bedroom four is a single room, situated to the front of the property. The family bathroom is a great size with modern suite including a large bathtub and separate corner shower, wash hand basin and WC.

## OUTSIDE

The property benefits from having a generous and fully enclosed rear garden, with decked seating area just outside of the lounge, with a shallow step leading down to a large lawn bordered by privacy hedging and mature trees. There is a good amount of driveway parking to the front of the property which leads up to the single garage with up-and-over door.

## 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, sports centre, several cafés and 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.

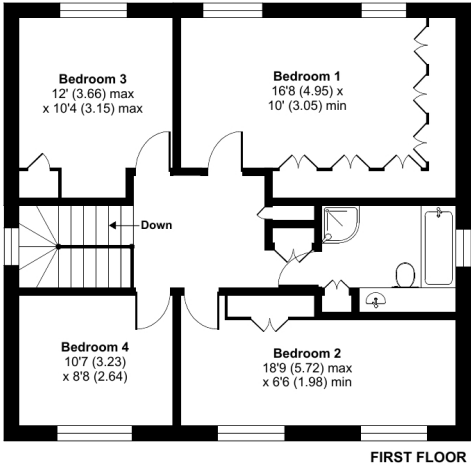
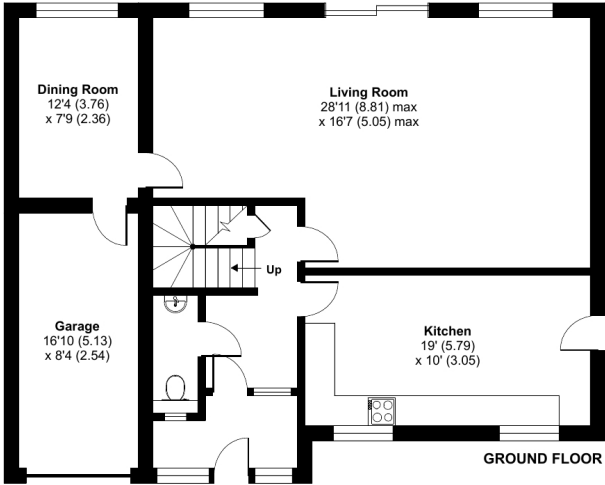






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Approximate Area = 1728 sq ft / 160.5 sq m  
 Garage = 136 sq ft / 12.6 sq m  
 Total = 1864 sq ft / 173.1 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2023. Produced for Cooper and Tanner. REF: 950043



## FROME OFFICE

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