

# 111 Critchill Road,

Frome, BA11 4HW

COOPER  
AND  
TANNER



£340,000 Freehold

Having been loved and cared for by the same family for over 40 years, this wonderful family home enjoys well-proportioned living (due to a two-storey extension), driveway parking for multiple vehicles, a tandem garage and pretty gardens.

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## DESCRIPTION.

The house is positioned within a popular part of Frome, close to excellent schooling and is offered with no onward chain.

The accommodation briefly includes an entrance hall, a spacious and light living room with a window overlooking the front gardens and with double doors leading through to the kitchen/dining room. The kitchen/dining room is open planned and an excellent size, perfect for entertaining and family living. The kitchen itself is well appointed with a variety of wall and base units, room for appliances and a window overlooking the back gardens.

On the first floor there are three bedrooms and the family bathroom. The master bedroom is exceptionally large (as it forms part of the extension) and there is a second large bedroom and the third is a good size single.

## OUTSIDE

Outside there is a pretty, well cared for garden with a driveway that runs adjacent, leading up to the tandem single garage and providing parking for three cars. The garden to the rear includes a patio seating area and a lawn beyond that is mostly bordered by plants and shrubs.

The garage is an excellent size and would suit a good workshop space as it's complete with power and light.

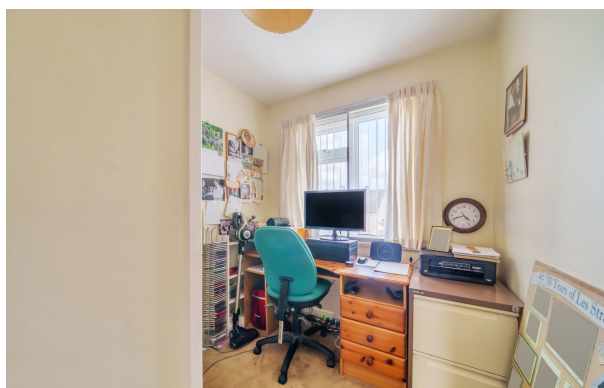
## ADDITIONAL INFORMATION

Mains electricity, gas, water and drainage are connected.

Gas central heating.

## 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. The local railway station connects at Westbury for London Paddington.





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Approximate Area = 1046 sq ft / 97.2 sq m

Garage = 244 sq ft / 22.6 sq m

Total = 1290 sq ft / 119.8 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). © ritchecom 2023. Produced for Cooper and Tanner. REF: 1013498



## FROME OFFICE

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