

7 Grange Road

Frome, BA11 2HN

COOPER
AND
TANNER



£575,000 Freehold

A fully renovated four-bedroom family home that occupies a fabulous plot within one of Frome's most popular locations on the Bath side of town.

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DESCRIPTION

7 Grange Road is a semi-detached, renovated, four-bedroom family home that occupies a fabulous plot within one of Frome's most popular locations on the Bath side of town. Great size garden with brick-built pitch roofed outbuilding home office.

The house has been completed to an exceptional standard with serious attention to detail. The front door opens into the entrance hall which initially opens through to the Lounge at the front of the house, overlooking the gardens. The living room is an excellent size and spans the full depth of the house and enjoys a huge amount of natural light. Completely open with the kitchen/dining area, this configuration will suit family life and indeed anybody that enjoys entertaining. The kitchen/dining area is at the back of the house and has been finished to an excellent spec with a range of wall and base units, which has been hand built in solid oak and has good quality worktops and space for white goods. There is lots of room for a table and chairs and doors open onto the impressive rear gardens. There is also a downstairs w.c. and a utility room on the ground floor.

On the first floor there are three double bedrooms and a good-sized single bedroom, the master benefiting from an impressive en-suite shower room.

There is also a family bathroom servicing the remaining three bedrooms.

OUTSIDE

Externally there is an up and over garage door leading to a storage space with power and light. There is parking for multiple vehicles. A patio seating area has been created at the back of the house to enjoy al-fresco dining and for hosting barbecues and parties, the garden is mainly laid to lawn with a further patioed area at the end of the garden. There is a brick-built summerhouse which is fully fitted with power, heat and lighting that could make a great home office or studio depending on your requirements.

ADDITIONAL INFORMATION

Mains gas is fitted to the main dwelling and electric heating is connected to the outbuilding. Mains gas, water, electricity and drainage are all 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. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.





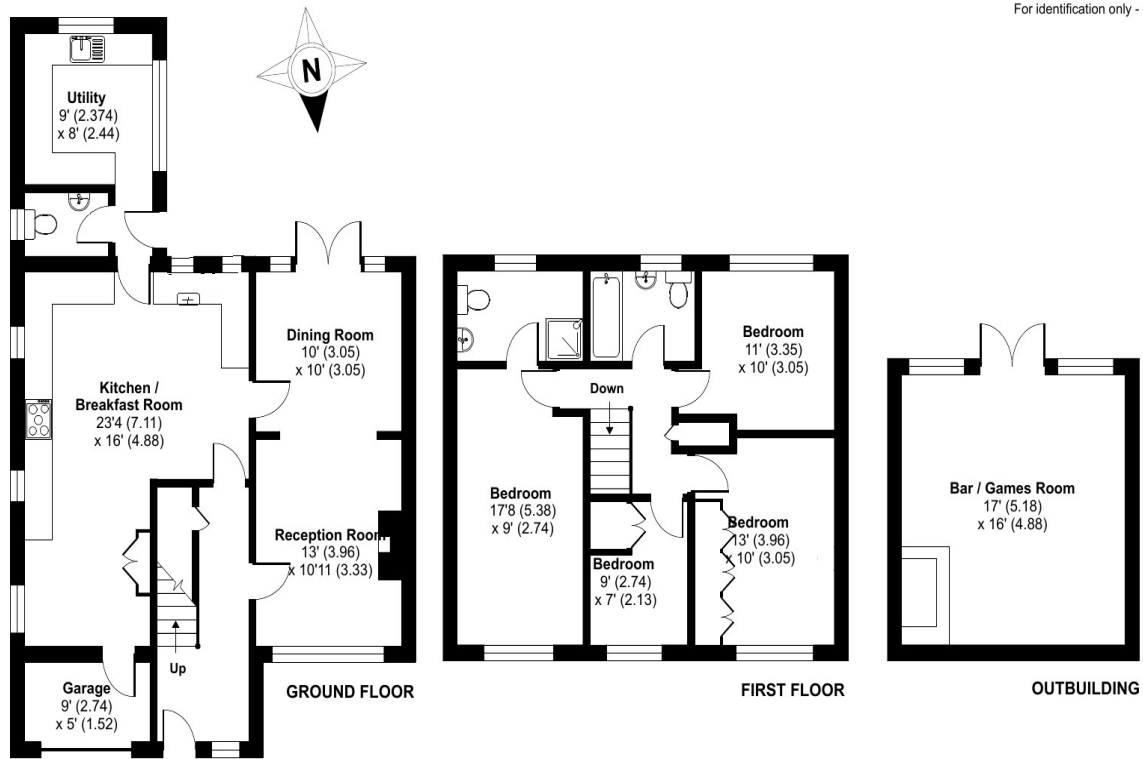
Grange Road, Frome, BA11

Approximate Area = 1496 sq ft / 138.9 sq m (includes garage)

Outbuilding = 272 sq ft / 25.3 sq m

Total = 1768 sq ft / 164.2 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). © nchecon 2024. Produced for Cooper and Tanner. REF: 1093281



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