

# 35 Lynfield Road, Frome, BA11 4JB

COOPER  
AND  
TANNER



OIRO £390,000 Freehold

A deceptively spacious semi-detached family house with driveway parking, a garage space and an enclosed garden in an excellent part of Frome.

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## DESCRIPTION

Having been the subject of significant extension works, this family house offers so much more than initially meets the eye.

To the front of the house is a very well presented, open plan kitchen/dining room. There are a range of wall and base units, room for a 'Range' style oven with hob, space for further appliances and plenty of room for a family size table and chairs.

To the back of the house, looking over the enclosed gardens, the living room and dining room together form a very spacious and naturally light 'L' shaped open reception area which is perfect for anybody who enjoys entertaining and for any large families. Double doors from the dining room open onto the gardens. There is also a well-appointed utility room, a cloakroom, a brick built lean-to and an integral garage space/store on the ground floor.

On the first floor there are three double bedrooms and the family bathroom which features a bath and separate shower.

The master bedroom is particularly large and enjoys double wardrobes.

## OUTSIDE

To the front of the house is driveway parking for three vehicles. Side access on the right hand-side of the home leads through to an enclosed garden which is a child and pet friendly space predominantly laid to lawn and decorated with a variety of plants and shrubs.

## ADDITIONAL INFORMATION

Gas fired central heating. 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. The local railway station connects at Westbury for London Paddington.

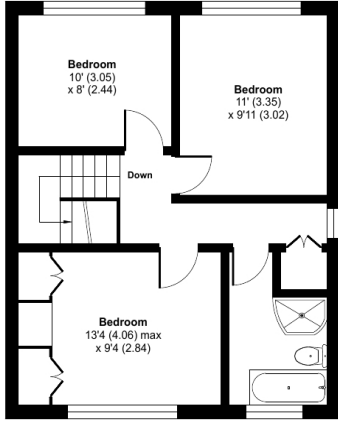
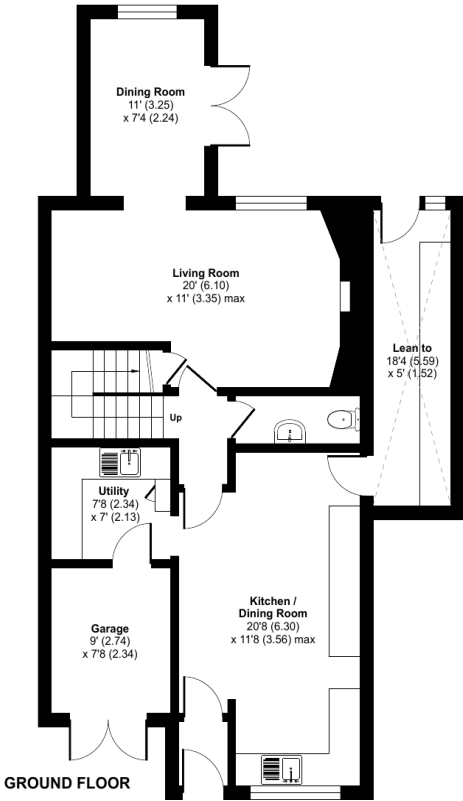




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Approximate Area = 1266 sq ft / 117.6 sq m (includes lean to)  
 Garage = 69 sq ft / 6.4 sq m  
 Total = 1335 sq ft / 124 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Cooper and Tanner. REF: 1089965



## FROME OFFICE

Telephone 01373 455060  
 6 The Bridge, Frome, Somerset, BA11 1AR  
[frome@cooperandtanner.co.uk](mailto:frome@cooperandtanner.co.uk)



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