

9 Keyford Gardens,

Frome, BA11 1JY

COOPER
AND
TANNER



£470,000 Freehold

A beautifully presented three-bedroom, three storey, period home situated just off the popular location of Locks Hill, on the beautiful terrace of Keyford Gardens.

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DESCRIPTION

This fantastic, 1800s family home is situated within Keyford Gardens, a truly charming location and benefits from being within walking distance from the town centre! In addition to it being a well-loved family home which has been lovingly extended and maintained, there are both front and back gardens and a spacious home office/workshop.

You enter the property via the porch that leads into the naturally light lounge which has wooden parquet flooring and a charming wood burner with surround and large sash window overlooking the front garden. From the lounge you have the stairs rising to the first floor.

From the lounge there is a separate dining/family room which is a fabulous size and currently doubles up as a home cinema room with a hidden screen and wiring already installed, ready for a projector. There is an original fireplace with surround which has a flue ready for the installation of a wood burner. The room also benefits from underfloor heating. There is also access to the under-stair storage area.

This room leads into the kitchen and the entire space flows beautifully, only being separated by a polished concrete topped peninsula which leads around to the side of the kitchen where there is ample storage and worktop space. There are high gloss base units and space for additional freestanding appliances as well as integrated slimline dishwasher and washer/dryer. This space has been created with family and friends in mind, providing prospective buyers with an open yet welcoming social space. In the kitchen area, there is also underfloor heating and access to the utility area where there is a WC, base units and a porcelain sink. There is a door from the kitchen which allows access to the rear of the terrace where you will find the parking area and rear garden.

On the first floor there are two double bedrooms and a family bathroom. The stairs lead you onto the first-floor landing which provides access to the second and third bedroom, one of which is a double and have painted wooden floors. Bedroom two overlooks the front of the property and is naturally light with room for additional furniture and featuring an original fireplace.

Bedroom three is another good size room situated to the rear of the property and is another naturally light room. The family bathroom is a good size and offers a white suite comprising of a panelled bathtub, wash hand basin and WC. There is also a heated towel rail.

From the first-floor landing there is a further staircase leading to the second floor where you will find the master bedroom.

On the second floor there is a large master bedroom which is a wonderful size and is naturally light with painted wooden floor. There is a huge amount of eaves storage which could have further potential subject to the necessary consents.

OUTSIDE

Accessed via a residents' right of way, to the front of the home is a garden which comprises a paved seating area and an area which is predominantly laid to lawn with various shrubs and plants bordering. The space is generous and there is scope to personalise depending on prospective buyers' needs.

To the rear of the property, accessed via a vehicular right of way just off of Locks Hill, is the off-road parking. There is space for at least two vehicles and a large shed with power which could easily be modified to include an electric car charging point if necessary. Behind this space, there is another garden area which has been lovingly tended and offers a purpose-built home office/workshop with an effective wood burner and bi-folding doors.

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.





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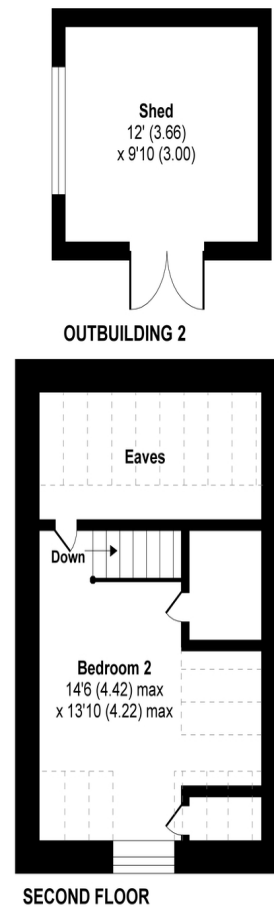
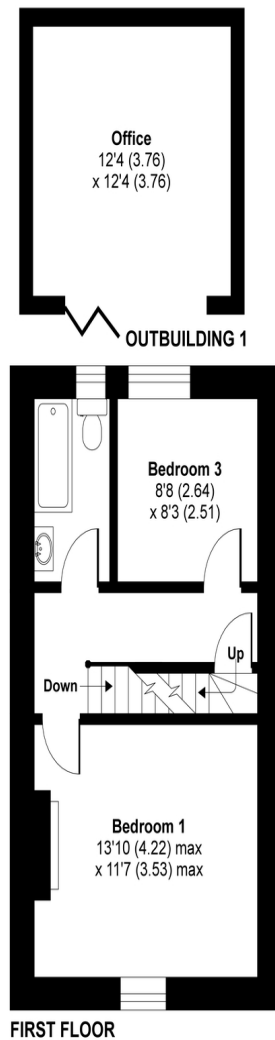
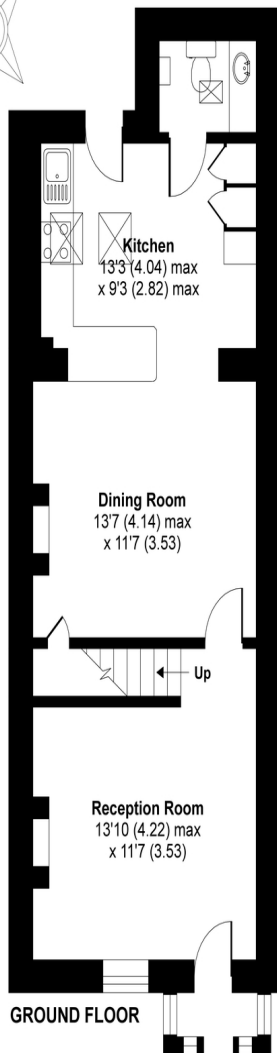
Approximate Area = 1094 sq ft / 101.6 sq m

Limited Use Area(s) = 112 sq ft / 10.4 sq m

Outbuilding = 270 sq ft / 25.0 sq m

Total = 1476 sq ft / 137.1 sq m

For identification only - Not to scale



Denotes restricted head height

OUTBUILDING 1

OUTBUILDING 2



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Cooper and Tanner. REF: 781928

FROME OFFICE

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