

25 Blackbird Way,

Frome, BA11 2UR

COOPER
AND
TANNER



£365,000 Freehold

25 Blackbird Way is a deceptively spacious, well-presented, three-bedroom family home with driveway parking, a single garage and gardens within this popular part of Frome.

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DESCRIPTION

25 Blackbird Way is an impressive family home in a quiet and sought after part of Frome within striking distance of many amenities.

The accommodation throughout is naturally light, well-proportioned and tastefully finished. The front porch leads into the entrance hall which provides access into the kitchen and the sitting/dining room. The kitchen is a really good size and includes a very smart range of wall and base units, attractive wood effect worktops and plenty of space for appliances. The sitting/dining room is a bright and airy open planned space that includes a modern fireplace which makes a great focal point in addition to doors leading into the conservatory. The conservatory is a really good size also and doubles up as extra reception space to entertain. Doors lead from the conservatory into the landscaped gardens. There is an extension providing a useful w.c on the ground floor.

On the first floor there are three bedrooms and the family bathroom. Two of the bedrooms are comfortable doubles and the third is a single currently used as an office.

OUTSIDE

Externally there is comfortable driveway parking for two or three vehicles in addition to the single garage. The gardens are fully enclosed and child and pet friendly.

There is an attractive patio, a false lawn and a raised decking area perfect for al-fresco dining and entertaining in the warmer months. There are solar powered garden lights.

ADDITIONAL INFORMATION

Gas fired central heating heating.
Mains electricity, water and drainage are all connected.
The property benefits from a water softener.

LOCATION

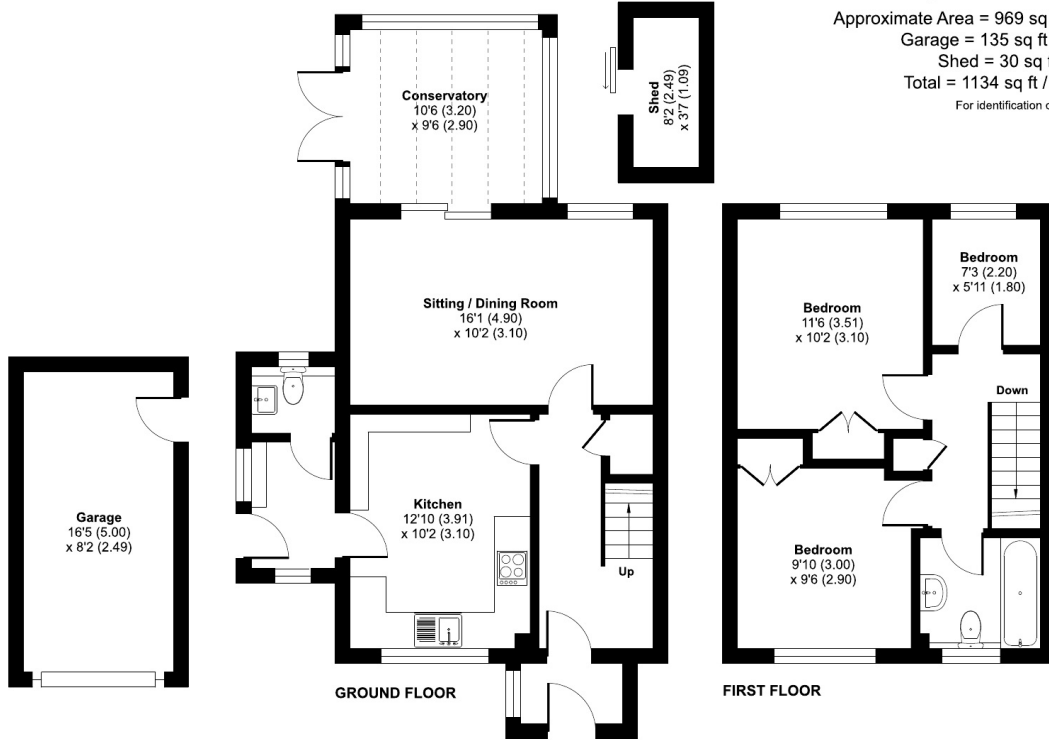
Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres, and a cinema. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.





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Approximate Area = 969 sq ft / 90 sq m
 Garage = 135 sq ft / 12.5 sq m
 Shed = 30 sq ft / 2.7 sq m
 Total = 1134 sq ft / 105.3 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: 1148436



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