

64 Keyford, Frome, BA11 1JT



Asking price £465,000 Freehold

An exciting opportunity to purchase a three-bedroom family home, set in a desirable part of Frome and finished to an excellent standard throughout. Viewings are highly recommended.

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Asking price £465,000

An attractive, three storey period home set in an excellent location within Frome town.

You enter into a cosy and welcoming reception room boasting fully refurbished floorboards with a working log burner taking centre stage. There is a beautiful bay window to the front of the property, allowing for lots of natural light. Just beyond this room, there are stairs that ascend to the first floor.

Situated towards the rear of the home is the kitchen/dining room which presents attractive original flagstone flooring. Within the kitchen there are a range of base units and wall shelves, providing plenty of storage space, as well as ample room for freestanding appliances such as an oven, dishwasher and under counter fridge/freezer. The kitchen also gives access to the utility, which offers additional storage and worktop space, as well as an inset steel sink. This room leads seamlessly through to the garden room. The garden room is a lovely addition to the property, with French doors leading out onto the enclosed rear garden.

FIRST FLOOR

On the first floor, you are welcomed onto a landing which provides access to bedrooms two and three, and the family bathroom. The bedrooms on this floor could be classed as modest doubles, or large single rooms. Both of which benefit from plenty of light. The family bathroom is aesthetically pleasing, with a three-piece white suite comprising bath with shower attachment, hand basin and w.c. The bathroom is decorated with stylish tiling.

SECOND FLOOR

On the second floor is the Master bedroom with an abundance of eaves storage. There is more than enough space to furnish with a double/king sized bed and additional furniture if desired.



OUTSIDE

At the rear of the property there is a good-sized garden with several sections. One being laid to lawn, and another laid to shingle, two fantastic spaces which would be ideal for entertaining/enjoying during the warmer months. The garden is pet and child friendly!

At the very rear of the garden, the current owners have constructed a highly impressive and technological music studio, providing any new owners with a ready-to-use space. There is a roof lantern installed which provides this incredible space with plenty of sunlight. The studio has massive potential for a multitude of different uses, such as a home office/playroom. This contemporary building is a substantial asset to the property and is something not to be missed! This structure is situated on an isolated concrete foundation and is a fully soundproof space (a room within a room construction) with its own ventilation system. This room is approximately 22msq (excluding the white fabric panels above).

ADDITIONAL INFORMATION

Gas fired central heating. All mains services are 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.





Keyford, Frome, BA11

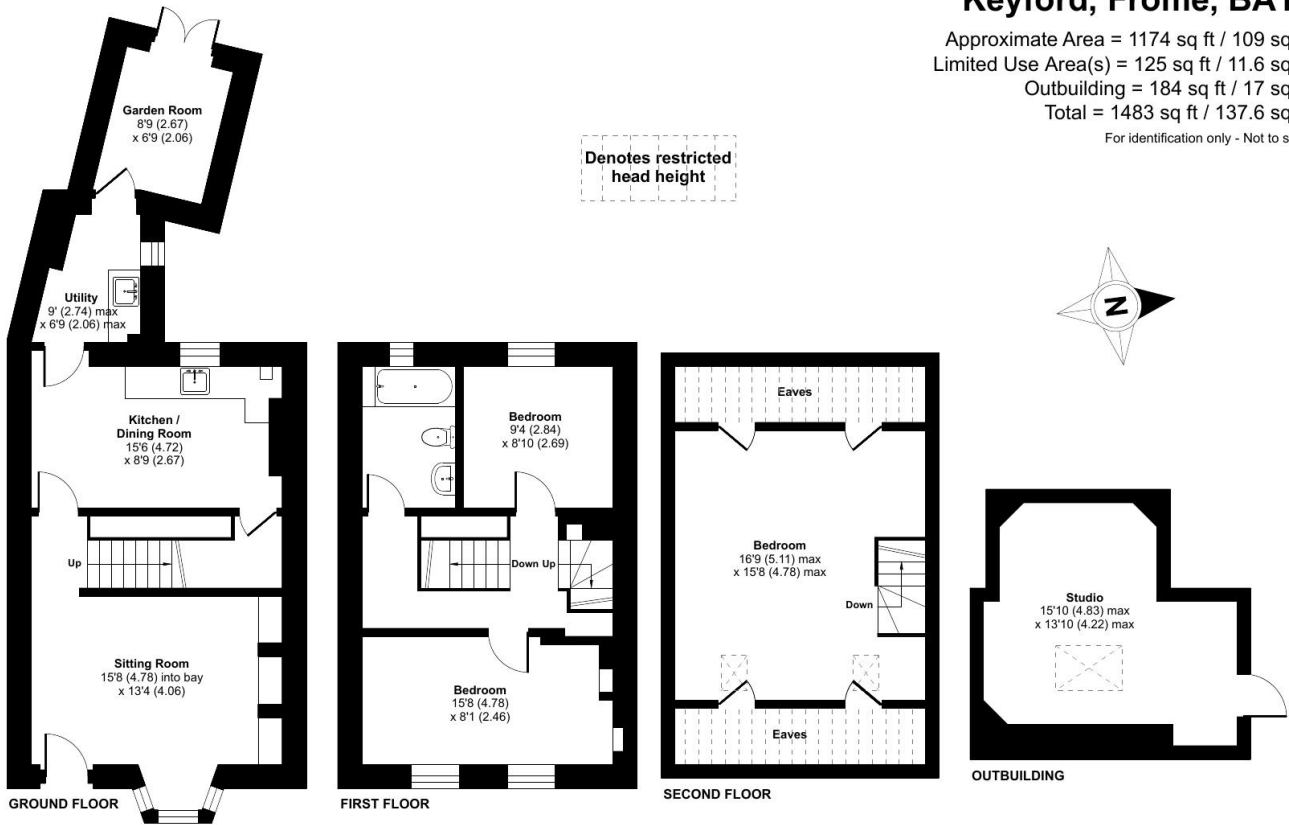
Approximate Area = 1174 sq ft / 109 sq m

Limited Use Area(s) = 125 sq ft / 11.6 sq m

Outbuilding = 184 sq ft / 17 sq m

Total = 1483 sq ft / 137.6 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). © nichecom 2024. Produced for Cooper and Tanner. REF: 1194903



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