

94 Locks Hill, Frome, BA11 1NG

COOPER
AND
TANNER



Guide Price £485,000 - £500,000 Freehold

An opportunity has arisen to purchase this sympathetically renovated three-bedroom stone-built family home, enjoying fantastic, retained character features and a private garden.

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 3  2  1 EPC C

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DESCRIPTION

A handsome stone fronted fully renovated three-bedroom family home, in a setback position, with high specification and sympathetic modernisation throughout whilst retaining an abundance of character features and a fully enclosed private garden.

The lounge offers ample space for large lounge furnishings and offers a central focal fireplace with log burner. The window has bespoke shutters, and the room is finished with wooden flooring. The bespoke kitchen comprises a range a base and wall mounted cabinets, Belfast style sink inset into the hardwood worktop. There is space for a freestanding cooker with extractor hood overhead, space for white goods and is finished with wall tiles. feature hanging ceiling lights and spotlights. The kitchen has space for a family dining table and chairs with a handy enclosed adjoining utility room housing a washing machine/tumble dryer and a second sink. The ground floor is finished with a large entrance hallway and fully fitted modern downstairs cloakroom with fitted wash hand basin and W.C. There are stone floors to the entrance hall, kitchen and W.C and bespoke shutters to all windows throughout.

Making your way to the first floor the dual aspect master bedroom is to the far right and is a good size double bedroom with ample space for bedroom furnishings.

There are two further double bedrooms and a handy office room which is ideal for those working from home. The bedrooms are served by the modern four-piece family bathroom with a fitted walk-in double shower unit, free standing roll-top bath, wash hand basin inset into vanity unit and W.C. The bathroom is finished in half wall height wooden cladding.

OUTSIDE

Externally the home has a private enclosed landscaped rear garden with a large patio seating area and low-level stone wall enclosed lawn. The garden currently has a timber external studio or office complete with electrics, internet, heating and is insulated to a high standard. Full bi-folds opening onto the lawn.

There is private electric gated access leading to the driveway parking.

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.





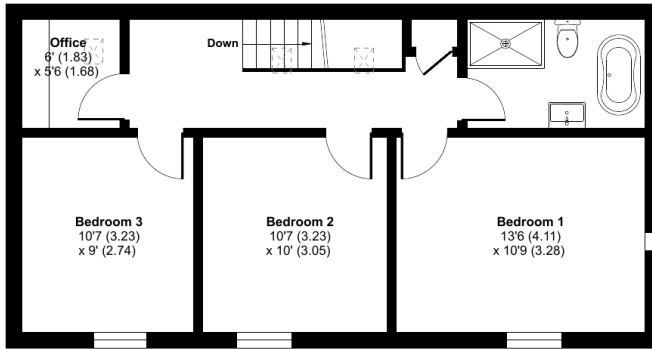
Locks Hill, Frome, BA11

Approximate Area = 1150 sq ft / 107 sq m

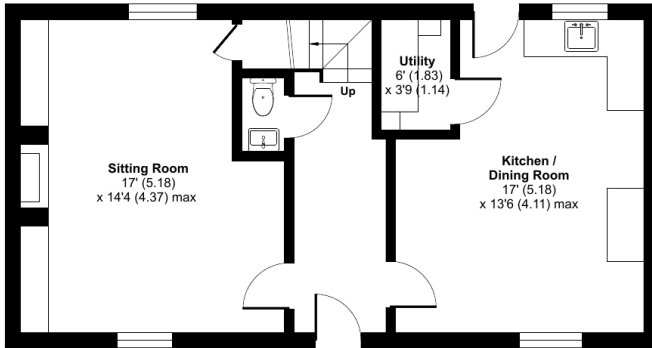
Outbuilding = 133 sq ft / 12 sq m

Total = 1283 sq ft / 119 sq m

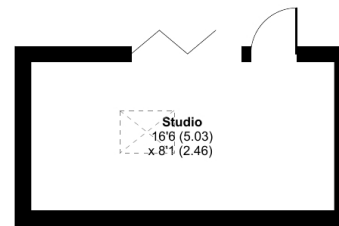
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FIRST FLOOR



GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Cooper and Tanner. REF: 912676



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