

# 60 Alexandra Road,

Frome, BA11 1LX

COOPER  
AND  
TANNER



£550,000 Freehold

Set on the ever-desirable Alexandra Road in Frome, is this handsome stone finished four-bedroom family home, offering an abundance of character.

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## DESCRIPTION.

An opportunity has arisen to purchase this deceptively light and airy four bedroom (including a recently finished loft bedroom with en-suite) attractive stone-built character home, on the ever-popular Alexandra Road in Frome within proximity to the town's railway station, whilst offering generous living accommodation, private fence enclosed garden and rear parking for multiple vehicles.

The property's internal accommodation provides a lounge, dining room, kitchen, utility room with pantry and entrance hallway on ground floor, three bedrooms and large family bathroom on the first floor and a fantastic high spec and recently finished loft bedroom with en-suite cloakroom.

The lounge to the front has been tastefully decorated and has retained feature wooden floorboards with ample space for lounge furnishings and an attractive open fireplace takes centre stage. The dining room is another generous size and has space for a family size dining table with chairs, also suitable as an alternate use reception room. The bespoke 'Shaker style kitchen comprises a range of base and wall mounted cabinets finished with wooden doors, sink inset into the hardwood style worktop, under counter space for appliances and has wooden flooring. The kitchen enjoys lots of light through the rear and 'skylight' window. Adjoining the kitchen is a utility area complete with a handy pantry room and access door to the garden.

The first floor provides a double bedroom and single bedroom to the front, with a further double bedroom to the rear. The bedrooms are served by the large three-piece family bathroom, with fitted bath, wash hand basin with pedestal and W.C.

The second floor provides an exceptional double bedroom loft room, with ample space for bedroom furnishings, a walk-in style wardrobe and its own en-suite, with a wash hand basin and W.C.

## OUTSIDE

Externally, the fence and stone wall enclosed landscaped rear garden, has shingle sections with mature plants, and ideal planting or growing border sections. A central access path leads to the timber workshop which accesses the home's off-street driveway parking behind for multiple vehicles. To the front of the home is a low-level wall enclosed garden with access path and shingle section to the side.

## 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. Private schools can be found in Wells, Bath, Warminster, Cranmore, Beckington, Glastonbury and Street. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.





# Alexandra Road, Frome, BA11

Approximate Area = 1516 sq ft / 141 sq m

Limited Use Area(s) = 59 sq ft / 5 sq m

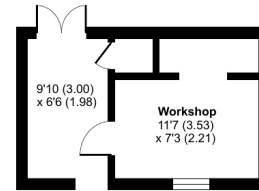
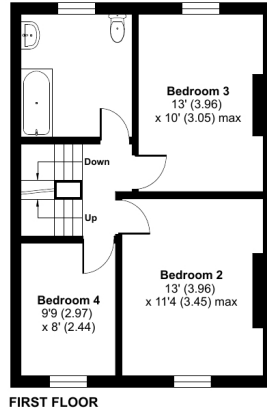
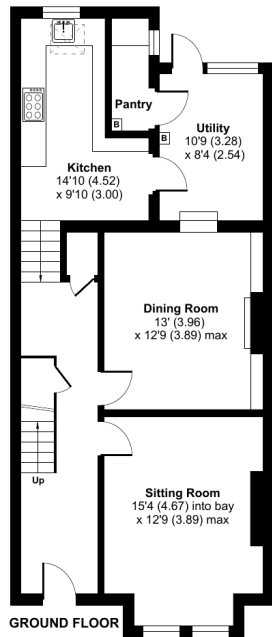
Outbuilding = 190 sq ft / 18 sq m

Total = 1765 sq ft / 164 sq m

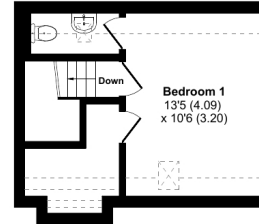
For identification only - Not to scale



Denotes restricted head height



OUTBUILDING



SECOND FLOOR



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: 917667



## FROME OFFICE

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