

21 Chestnut Close,

Frome, BA11 2TJ

COOPER
AND
TANNER



£310,000 Freehold

A beautifully presented three-bedroom semi-detached home, tucked away in a quiet cul-de-sac on the Bath side of Frome. Recently redecorated throughout with stylish panelling, updated lighting, and new carpets upstairs, this light-filled property features a spacious living/dining room, modern kitchen, low-maintenance garden, ample parking, and garage with conversion potential (STPP). No onward chain.

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DESCRIPTION

Chestnut Close is a well-located house that enjoys a quiet position towards the end of a cul-de-sac, ideal for families or those looking to be within easy reach of local amenities. A small parade of shops including a Tesco Express and pharmacy is just a short walk away. This beautifully presented home has been thoughtfully refreshed by the current owners, offering bright and stylish living space throughout. Tasteful panelling features along many of the walls, complemented by a fresh, neutral décor and updated light fittings which add a contemporary feel.

Downstairs, the entrance hall leads to a good-sized kitchen with direct access to the garden and a good range of floor and wall units, and additional under stairs storage. Next door is a spacious living/dining room that overlooks the garden and benefits from dual aspect windows. There is also the added benefit of a downstairs WC. The layout flows well and offers the potential for future adaptation, there may be scope to convert the adjoining single garage into additional living space, subject to the necessary permissions.

Upstairs, there are three light-filled double bedrooms, all newly carpeted and well-proportioned, along with a modern family bathroom. The home is warmed by gas central heating and benefits from double glazing throughout.

OUTSIDE

Outside, the enclosed and private rear garden has been designed for low maintenance, with a level lawn, planted borders, and a paved area ideal for outdoor dining or entertaining. To the front, there is ample off-street parking leading to the garage

ADDITIONAL INFORMATION

Mains gas central heating. All mains services are connected.

LOCATION

Frome is a historic and architecturally impressive Town renowned for its atmospheric streets, quirky independent shops, cafés, galleries, and performing arts. Regularly featured in 'Best Place To...' lists, Frome is now famous for its monthly Independent Market, vibrant community action, and the surprise performances of international stars at the Cheese & Grain.

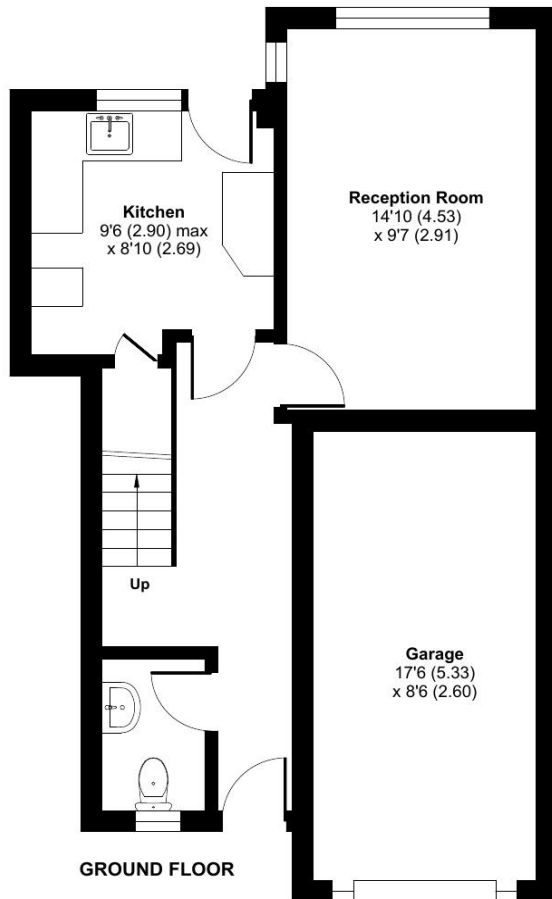
Babington House, the private members' club, with its swimming pools, tennis courts, gym, bars and restaurant is only a short drive away (approximately 10 minutes); and the Hauser & Wirth Gallery in Bruton and The Newt are also both within easy reach.

Connections in the area are excellent with the A37 and A303 (M3) not far away, providing access to the wider motorway network. Frome, Westbury and Warminster stations all provide regular rail services to London Paddington and London Waterloo.





(Existing floorplan)



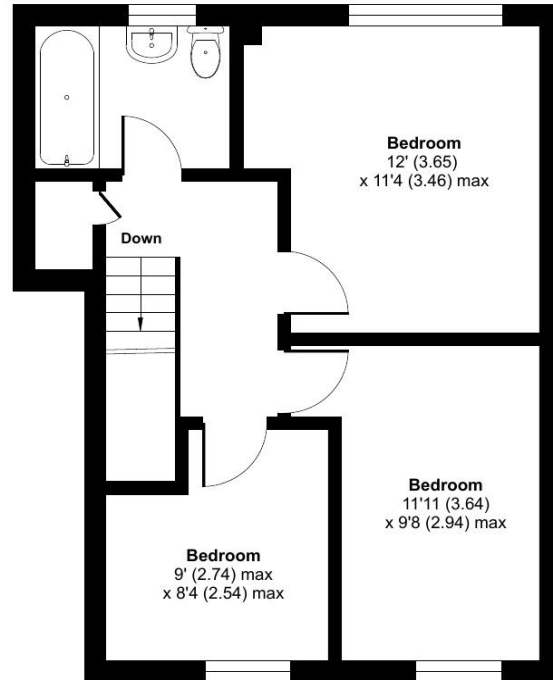
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Approximate Area = 801 sq ft / 74.4 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 950 2sq ft / 88.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1314252



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