

4 Critchill Grove, Frome, BA11 4HD

COOPER
AND
TANNER



OIEO £299,000 Freehold

A well-presented two-bedroom semi-detached bungalow, quietly tucked away in a cul-de-sac on Critchill Grove. Offering light-filled accommodation, driveway parking, a single garage with internal access and a beautifully landscaped, low-maintenance garden, this appealing home is ideal for comfortable single-story living.

4 Critchill Grove, Frome, BA11 4HD

 2  1  1 EPC D

OIEO £299,000 Freehold

DESCRIPTION.

The property is approached via a pretty front garden laid with gravel and framed by trellis fencing, offering plenty of scope for ornamental planting. Driveway parking for two vehicles is available in tandem, leading to a single garage. The home can be entered either via the main front door, sheltered by an open porch, or through a practical side entrance. Upon entering, a small and welcoming entryway provides access to the principal living spaces. To the front of the home is a light and bright reception room, enjoying a large window overlooking the front garden, with carpeted flooring and a feature fire surround creating a comfortable and inviting space. Adjacent to this is the kitchen/dining room, fitted with a good range of wall and floor units, tiled flooring and space for freestanding appliances. There is ample room for a table and chairs, while a south-west facing window allows natural light to flood the room. Beyond the kitchen is a useful linen cupboard and the family bathroom, which is fitted with a walk-in shower.

To the rear of the property are two double bedrooms, both enjoying pleasant views over the garden. The smaller of the two benefits from sliding doors providing direct access outside, ideal for enjoying the garden during warmer months. The garage can be accessed internally via an enclosed passageway linking it to the house, and this area also benefits from a separate WC, adding further practicality.

The rear garden has been attractively landscaped to provide a low-maintenance yet varied outdoor space. Immediately behind the property is a raised decked patio, ideal for outdoor dining and relaxation. Beyond this lies a decoratively paved area with space for a clothes horse and bird feeder. A planted border and small fence divide the garden from a further rear section, which offers bench seating, established planting and a mix of gravel and patio stones. Well positioned for local amenities while enjoying a peaceful residential setting, this well-cared-for bungalow offers comfortable single-story living in a particularly pleasant location

ADDITIONAL INFORMATION

Gas fired central heating. All mains services connected.

LOCATION

Frome is indeed a charming historic market town known for its rich architectural heritage and vibrant community. It boasts the highest number of listed buildings in Somerset, reflecting its long history and well-preserved structures. The town offers a variety of amenities, including shopping facilities, a sports centre, several cafés, pubs, theatres, and a cinema.

Frome's location makes it convenient for commuting to Bath and Bristol, with a local railway station providing connections to London Paddington via Westbury.

Frome's unique blend of history, culture, and modern amenities makes it a delightful place to live and visit.

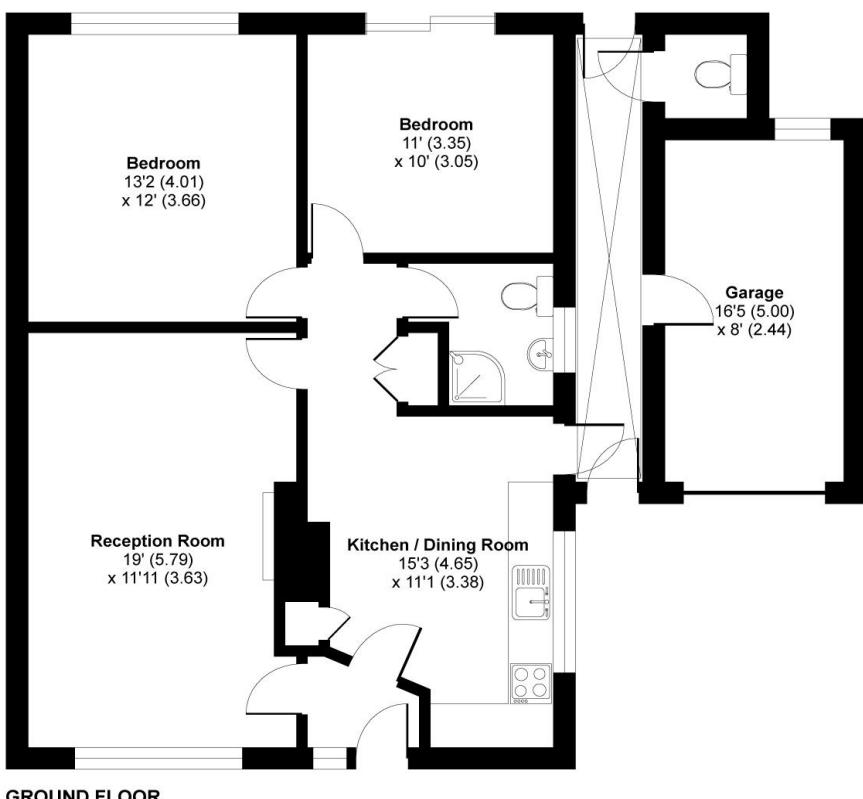




Critchill Grove, Frome, BA11

Approximate Area = 1013 sq ft / 94.1 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Cooper and Tanner. REF: 1403711



FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

COOPER
AND
TANNER

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

