

# 2a Critchill Road, Frome, BA11 4HA

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TANNER



Guide £500,000 - £525,000 Freehold

A very well-proportioned detached bungalow with beautiful gardens, gated driveway parking and a garage within a very popular part of Frome, a short stroll from shops, bus stops and Victoria Park.

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### DESCRIPTION.

Completely renovated in the last 5 years, this exceptionally well proportioned and detached bungalow enjoys well stocked and beautifully landscaped gardens, gated driveway parking and a garage.

The accommodation is immaculate, spacious and naturally bright. The front door leads into a good size entrance hall. The first door to the right hand-side leads into the impressive and very spacious living/dining room. There are multiple windows looking over the gardens, full height ceilings in the dining area and a very attractive and high quality electric fireplace in the living room which enjoys a quartz stone surround and provides a great focal point for the space.

The kitchen/breakfast room has a newly fitted and stylish kitchen comprising a range of wall and base units that are topped with thick quartz surfaces. There is excellent storage and a range of integrated appliances. There is plenty of room for a large table and chairs, an open planned arrangement that suits family life and anybody who enjoys entertaining. Off the kitchen is a well-appointed utility room with plumbing and space for white goods in addition to a W.C and a door leading to the gardens.

There are four bedrooms, three of which are doubles in size. The master is a great size and includes a very handy walk-in wardrobe/dressing area. The bathroom is beautifully fitted out and includes a bath with shower over.

### OUTSIDE

The gardens mirror the inside, beautiful! There are patio/seating areas, manicured lawns and well stocked beds that are filled with a variety of plants providing colour all year round and a good degree of privacy and screening.

To the side of the bungalow there is a five-bar gated driveway with the ability to park multiple cars in addition to the garage. The garage has an electric door, power and light and has recently been re-roofed.

On the other side of the bungalow is a second five bar gated access providing additional parking (please be aware there is a right of access for a small electric sub station adjacent that is used approximately once a year).

### 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.

For education, Frome has local junior, middle, and senior schools, with private schools available in nearby towns such as Wells, Bath, and Warminster. Additionally, 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.





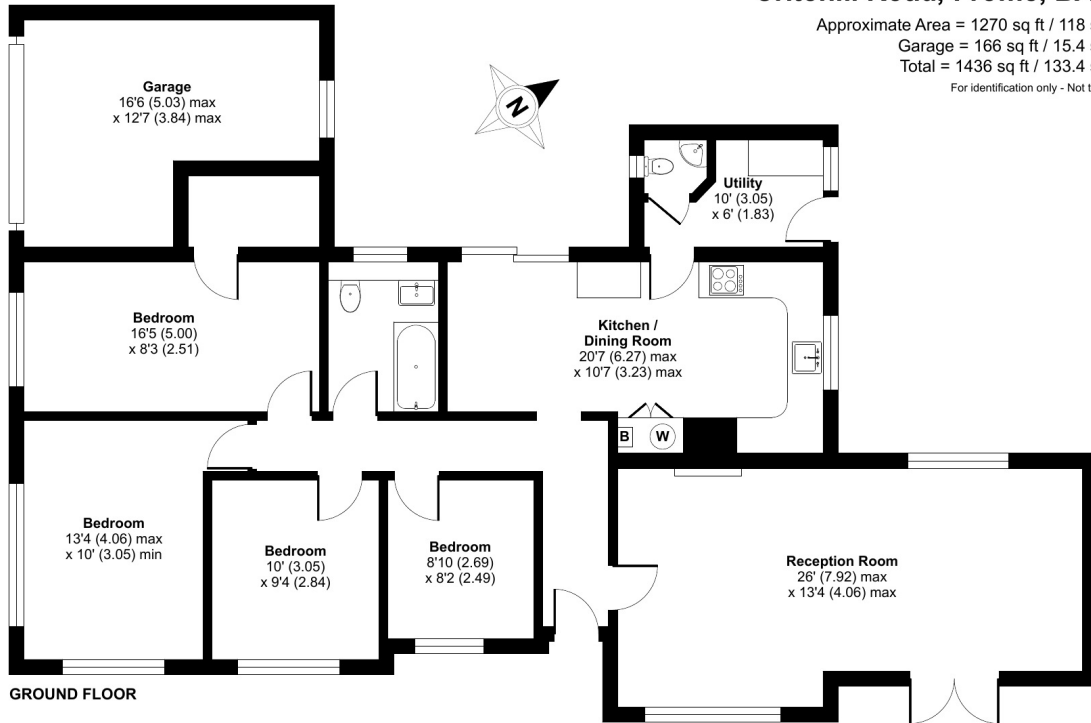
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Approximate Area = 1270 sq ft / 118 sq m

Garage = 166 sq ft / 15.4 sq m

Total = 1436 sq ft / 133.4 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: 1183793



## FROME OFFICE

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