

# 105 Critchill Road, Frome, BA11 4HH



Offers in the Region of £315,000 Freehold

A beautifully presented three-bedroom semi-detached 1970s home, tucked away in a quiet position with a private garden, separate garage, and allocated parking—within easy reach of local schools and amenities.

# 105 Critchill Road, Frome, BA11 4HH

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## Offers in the Region of £315,000 Freehold

### DESCRIPTION

Set back from the road and accessed via a footpath, the property enjoys a peaceful setting with a walled front garden and a secure, fence-enclosed rear garden—perfect for families or those seeking a low-maintenance outdoor space. A separate single garage and private parking space are located nearby.

Entry is via the side of the house, with a covered porch leading into the welcoming hallway. From here, there is access to the sitting room, kitchen, and staircase to the first floor. The sitting room, located at the front of the house, benefits from a sunny south-easterly aspect and a large picture window, flooding the space with natural light. Immaculately presented in neutral tones, the room flows seamlessly through to the open dining area, which enjoys direct access to the garden via French doors. The kitchen is a particular highlight sleek and contemporary in design, featuring gloss handleless units and modern fittings, making it both stylish and practical.

Upstairs are three well-proportioned bedrooms, alongside a recently refurbished,

contemporary family bathroom and a useful linen cupboard on the landing. The home is tastefully decorated throughout and is ready for immediate occupation.

### OUTSIDE

To the rear of the home is a good size, fully enclosed, child and pet friendly garden, which is predominantly laid to lawn, with the benefit of a patio seating area, perfect for alfresco dining/entertaining.

### ADDITIONAL INFORMATION

Mains gas central heating. All mains services are connected.

### 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.





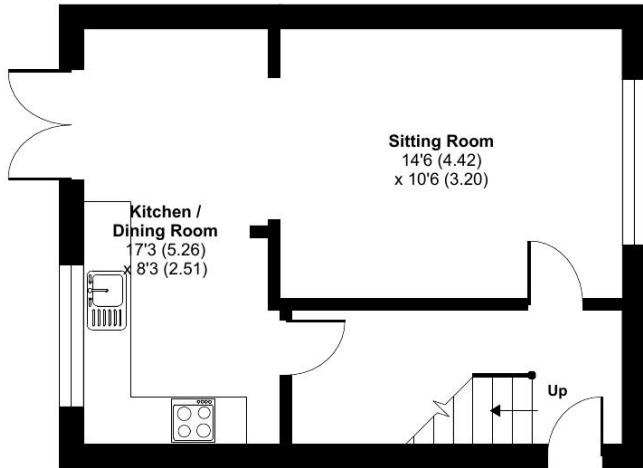




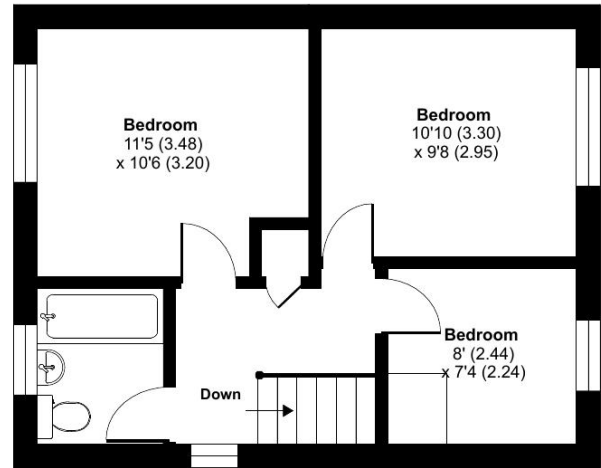
## Critchill Road, Frome, BA11

Approximate Area = 802 sq ft / 74.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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: 1291208



### FROME OFFICE

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