



## Critchill Road, Frome

£375,000

Council Tax Band C Tax Price £2,015 pa



Interact with the virtual reality tour before calling Forest Marble to book your viewing of this stunning semi detached three bedroom family home on the Critchill side of Frome. The property offers a generous living accommodation including an open plan lounge diner and modern kitchen with an island with a utility and wc to the side. Three bedrooms are to be found upstairs alongside the stylish modern bathroom. The rear garden is a good size and the garage / storage room can be accessed from the garden. Plenty of parking on the tarmac driveway To view the virtual tour please follow the link [click for VR](#)



### What The Vendors Love About Their Home

When looking in the area to find our first home, we were blown away by the space on offer compared to other properties that we had seen. Having now lived here we like the flexibility that the house offers us, being able to entertain and work from home with ease. Having the spacious kitchen with the utility to the side is a real treat. Having the spacious garden is great and the added bonus of plenty of storage in the extended garage is a real plus. We have really enjoyed living in Frome with everything that it has to offer and there is always something going on that can be of interest. We hope the new owners love the property as much as us.

### Key Features

- Stunning Three Bed Family Home
- Generous Rear Garden
- Wood Burner
- Spacious Downstairs Layout
- Ideal to Work From Home
- Utility Room



## Rooms

### Entrance Hall

4'5" x 5'3" (1.37m x 1.62m)

### Lounge Area

13'8" x 13' (4.21m x 3.96m)

### Dining Area

8'8" x 9'11" (2.68m x 2.78m)

### Kitchen

15'3" x 11'3" (4.66m x 3.44m)

### Utility/Cloakroom

6'2" x 6'3" (1.89m x 1.92m)

### First Floor Landing

8'7" x 6'3" (2.65m x 1.92m)

### Bedroom

11'4" x 10'10" (3.47m x 3.08m)

### Bedroom

10'7" x 9'11" (3.26m x 2.78m)

### Bedroom / Study

7'9" x 6'3" (2.41m x 1.92m)

### Bathroom

5'6" x 6'6" (1.71m x 2.01m)

### Rear Garden

A generous rear garden with large patio and mainly laid to lawn with shrub and herbaceous borders. Access to Front, storage and garage.

### Garage

A single garage with power and lighting, accessed via an up and over door and the garden.

### Parking

Tandem parking can be found in front of the garage with additional spaces available to the side of driveway.



## Directions

From our offices turn right and continue up Wallbridge and bear right onto Portway. Follow this road until you meet the T-Junction and turn left, continue down Butts Hill and turn right along Somerset Road. Continue along and turn left onto Critchill Road and the property will be found on your right hand side.

## Agents Note

At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything you need to help you move.





Ground Building 1



Floor 1 Building 1



Ground Building 2

Approximate total area<sup>(1)</sup>  
 1049.37 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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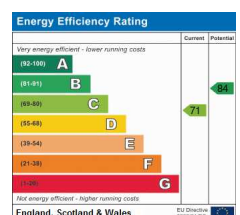
## Forest Marble Ltd

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