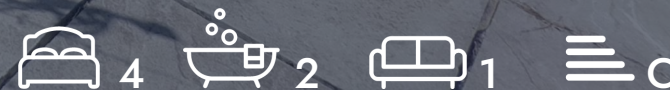




3 Metchleys Yard, Woodland Road, Frome, BA11 1LG

£350,000









£350,000

# 3 Metchleys Yard, Woodland Road

Frome, BA11 1LG

This spacious property is arranged over three floors, finished to a high standard throughout, and designed for modern living.

On the ground floor, the welcoming entrance hall leads to a generously sized sitting room with twin aspect sash-style windows and French doors that open directly onto the attractive rear garden.

A bright and contemporary kitchen/dining room enjoys dual aspect windows and features a modern fitted kitchen with integrated appliances including a dishwasher, fridge, freezer, and electric oven with gas hob and extractor hood, recessed lighting, and practical ceramic tiled flooring.

A convenient cloakroom with a modern suite completes the ground floor accommodation.

The first floor offers three well-proportioned bedrooms, including two doubles and a single. One of the double bedrooms enjoys a dual aspect, while the other benefits from fitted wardrobes. All bedrooms are served by a modern family bathroom featuring a panelled bath with a mains shower over, a pedestal wash basin, and a low-level WC, all complemented by a heated towel rail and tiled flooring.

Occupying the entire second floor is a spacious principal bedroom with ample built-in storage and a private en-suite shower room. The en-suite is fitted with a glazed shower enclosure, vanity basin, low-level WC, and heated towel rail, with natural light provided by a roof window.

Throughout the property, there is gas-fired underfloor heating and double glazing. The rear garden is a delightful paved space with well-established borders, enjoying a sunny southerly aspect and offering rear access. The front garden is also paved and enclosed by a low wall with gated access.

The property further benefits from a single garage with power and lighting, as well as driveway parking in front.

Homes in this desirable location rarely remain on the market for long, so early viewing is highly recommended.

Frome's vibrant town centre is easily accessible, as is the well-connected train station, offering services to London, Bath, Bristol and beyond.

Frome is a historic market town, just under 13 miles from Bath, surrounded by beautiful countryside and is known for its character, boasting more listed buildings than any other town in Somerset. It offers a variety of amenities, including shopping, cafés, pubs, theatres, a cinema, and excellent educational and recreational facilities.



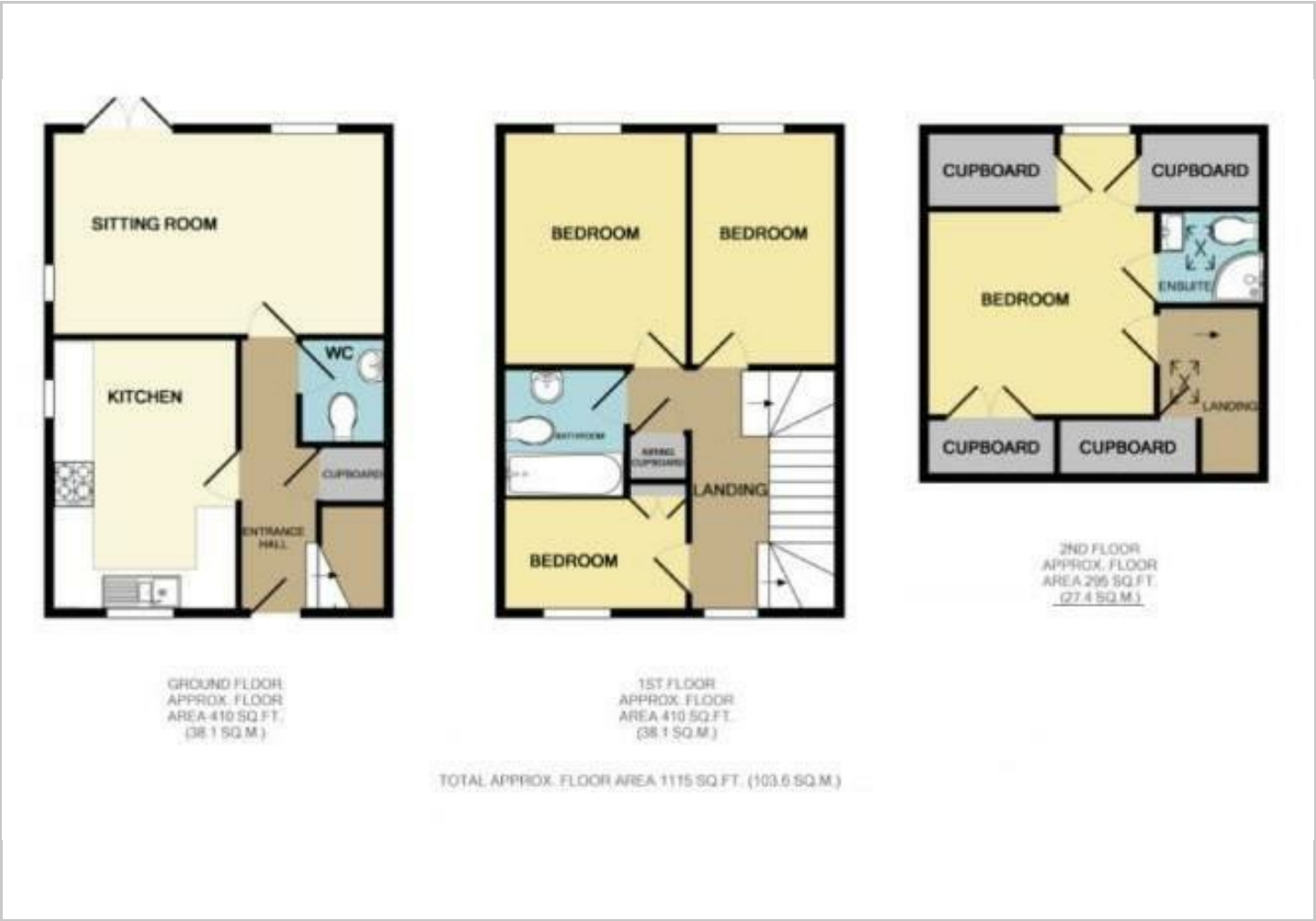








Floor Plans

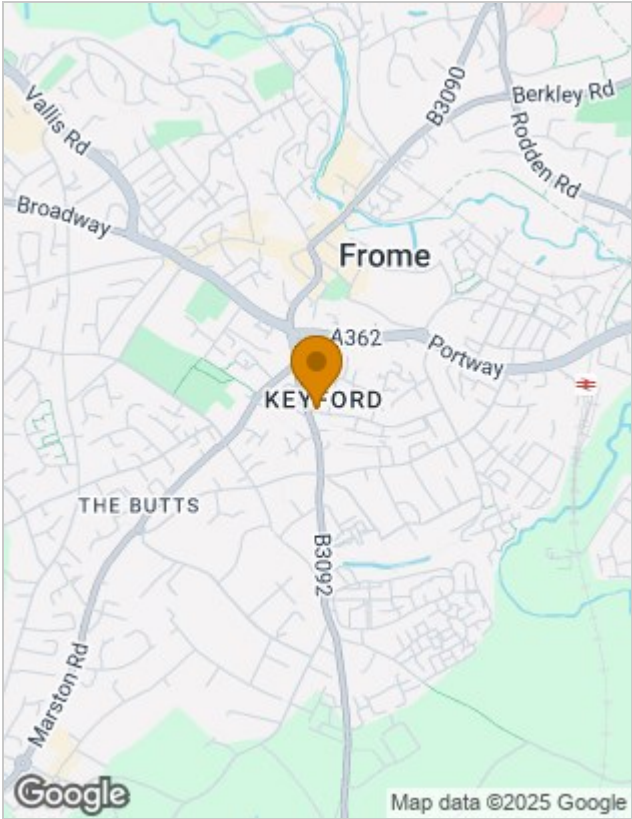


Viewing

Please contact our Rivendell Estates Office on 01373 489 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

