



**Lichen Road, Frome BA11 5DZ**

**welcome to**

## **Lichen Road, Frome**

- Modern Fitted Kitchen
- Popular Development
- Four Double Bedrooms
- Private Enclosed Rear Garden
- Garage & Driveway

Tenure: Freehold EPC Rating: B

# £450,000

This wonderful family home offers plenty in space and comfort. You enter the property through a double glazed door that leads into the hallway. On the right is a door to the front facing reception room/office and to the left is a door to the living room. You can also find a downstairs cloakroom as well as stairs rising to the first floor. At the very end of the hallway is a door leading into the kitchen/dining area. The modern kitchen comes with built in appliances such as an oven, gas hob, dishwasher, sink, fridge and freezer. Two rear facing double glazed doors give you entry to the rear garden. The dining area is perfect for a large dining table and chairs.

The first floor provides four double bedrooms, an en-suite and family bathroom. The principle bedroom is spacious, displaying room for a large bed, there are two front facing double glazed windows looking over the front garden. Attached to the room is the principle en-suite which comes with a walk in shower, wash hand basin and W/C. Bedroom two is large and has a rear facing double glazed window looking over the rear garden. Bedroom three has one rear facing double glazed window looking over the rear garden. Bedroom four has a front facing double glazed window and ability to place a double bed. The family bathroom enjoys a low level W/C, wash hand basin, walk in shower and bath with a shower attachment.

Outside there is a good-sized enclosed garden with a detached garage and driveway to the side of the property.

### **Entrance Hallway**

### **Living Room**

16' 7" x 12' 2" ( 5.05m x 3.71m )

### **Reception Room/ Office**

10' 2" x 8' 3" ( 3.10m x 2.51m )

### **Kitchen/ Dining Area**

25' 6" x 3' 4" ( 7.77m x 1.02m )

### **Cloakroom**

### **First Floor**

### **Principle Bedroom**

12' 10" x 12' ( 3.91m x 3.66m )

### **En-Suite**

### **Bedroom Two**

14' 8" x 9' 1" ( 4.47m x 2.77m )

### **Bedroom Three**

10' 7" x 9' 1" ( 3.23m x 2.77m )

### **Bedroom Four**

10' 2" x 8' 9" ( 3.10m x 2.67m )

### **Bathroom**

### **Outside**

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#### **Property Ref:**

FRO110331 - 0004

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**01373 462999**



[Frome@allenandharris.co.uk](mailto:Frome@allenandharris.co.uk)



9 The Bridge, FROME, Somerset, BA11 1AR



[allenandharris.co.uk](http://allenandharris.co.uk)