



📍 4 Linnet Way, Frome, Somerset, BA11 2UY

🏠 £350,000

An extended, well presented, three bedroom, two bathroom, semi detached house with good sized garden and driveway parking, which is tucked away in a cul de sac, forming part of a popular development, within walking distance of schools and amenities.

- Extended, Well Presented, Semi Detached House
- Three bedrooms
- Light, Spacious, Open Plan Living Space
- Modern Kitchen & Utility Room
- Bathroom (Fitted In 2022) & Ground Floor Shower Room
- UPVC Double Glazing & Gas Central Heating
- Long, Private Rear Garden
- Driveway Parking For Two Cars
- Quiet, Cul De Sac Location, Close To Amenities

🏡 Freehold

🏠 EPC Rating B



A thoughtfully extended, well presented, semi detached, family house with good sized garden and driveway parking, which is tucked away in a quiet cul de sac, forming part of a popular development, within walking distance of schools, green space and amenities.

The property offers excellent accommodation over two floors comprising; entrance porch, hall, lovely, light, spacious, open plan living space, consisting of a good sized sitting room with feature fireplace leading onto a superb family room addition with large Velux windows and patio doors opening onto the rear garden, modern kitchen with built in oven, hob, extractor and breakfast bar, utility room with additional storage and spaces for appliances (scope to create an office/study or ground floor bedroom if required), ground floor shower room, two double bedrooms (one with built in cupboards), one single bedroom and a bathroom with modern white suite.

Externally; there is a long, well enclosed garden which enjoys a good deal of privacy. Directly to the rear of the property there is a block paved patio seating area and path leading down to a section of lawn, bordered by a flower and shrub bed and a timber decked seating area. A mature hedge to the side and large trees to the rear provide an attractive, natural screen to the garden.

Driveway parking in front of the property for two cars.

Situation

Linnet Way is a small cul de sac which forms part of an established development on the popular Bath side of Frome. A Tesco convenience store, pharmacy, green space and a park are within easy walking distance and the town centre is just over a mile away. Frome is a historic market town, just under 13 miles from Bath and surrounded by beautiful countryside. The town has many amenities, including good schools, two theatres, a cinema, and a train station with rail links to Bath, Bristol and London Paddington.

Property Information

Council tax band; C

Freehold

Services; mains gas, electricity, water and drainage

Gas central heating & UPVC double glazing

Solar panels (owned)

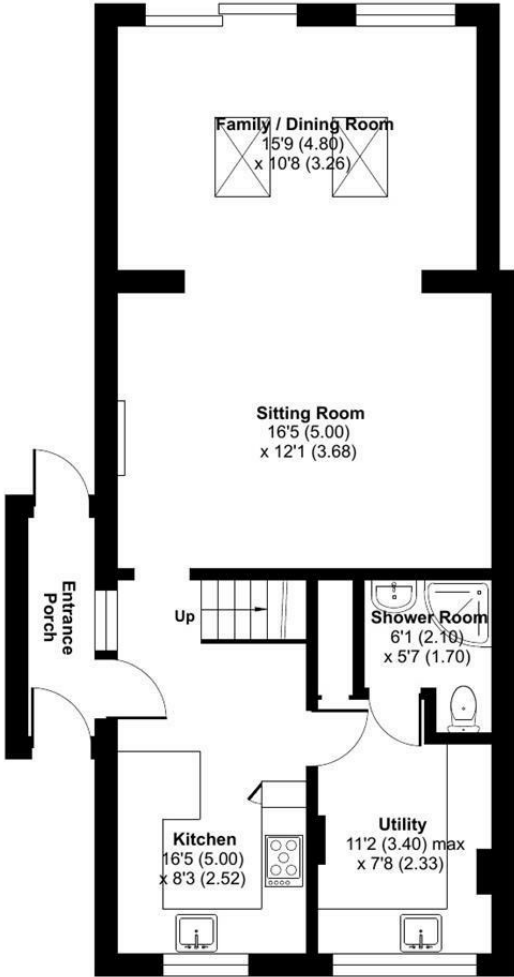
EPC Rating; B



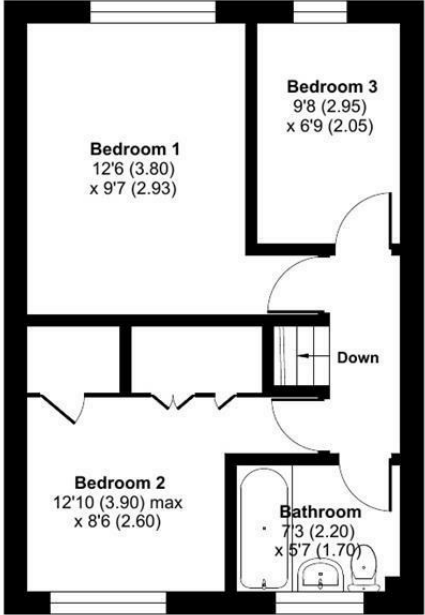
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Approximate Area = 1106 sq ft / 102.7 sq m

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). © ntechcom 2026. Produced for Strakers. REF: 1477130

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