



Critchill Road, Frome

Offers Over £350,000

Council Tax Band C Council Rates £2,167 per annum



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange your viewing of this spacious three-bedroom home, situated in the popular Critchill estate of Frome. This well-established residential area is particularly appealing to families, offering excellent access to highly regarded schools, local amenities, and transport links. The property offers generous living accommodation throughout and provides an excellent opportunity for buyers looking to personalise and update a home to their own taste, with scope for modernisation and potential to extend (subject to the necessary planning consents). To the rear, a large conservatory adds valuable additional living space, creating a bright and versatile area that can be adapted to suit a range of needs, while enjoying views over the garden. Upstairs, you are met with three well-proportioned bedrooms and a bathroom suite, providing comfortable accommodation for family living. Externally, the property benefits from a substantial driveway offering off-road parking for three to four vehicles, in addition to a garage providing further storage or parking options. The rear garden has been thoughtfully designed for low maintenance, providing an attractive and usable outdoor space that can be enjoyed year-round with minimal upkeep.

To view the virtual reality tour, please follow this link:

[Click Here](#)

What Our Vendor Loves

"Having lived here happily for over 20 years it is now time to downsize. The property is in a great peaceful friendly community with easy access to local schools, a park, shop and sits on a bus route taking you to Frome town or beyond. The house also benefits from morning to evening sun in the warmer months and the conservatory creates a great indoor/outdoor space. It is now time to move on and let somebody new place their own stamp on the premises."

Key Features

- Link Detached Home
- Three Bedroom
- Scope For Modernisation
- Driveway & Garage
- Gas Central Heating
- Low Maintenance Garden



Rooms

Hallway

4'11" x 4'4" (1.50m x 1.32m)

Living Room

13'1" x 13'1" (3.99m x 3.99m)

Kitchen

16'5" x 8'8" (5.00m x 2.64m)

Conservatory

8'10" x 17'8" (2.69m x 5.39m)

First Floor Landing

6'0" x 8'8" (1.83m x 2.64m)

Bedroom One

9'3" x 10'6" (2.82m x 3.20m)

Bedroom Two

7'9" x 9'1" (2.36m x 2.77m)

Bedroom Three

6'11" x 7'7" (2.11m x 2.31m)

Bathroom

6'4" x 5'5" (1.93m x 1.65m)

Garage

8'7" x 15'10" (2.62m x 4.82m)

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 travel down Critchill Road past the shop and the property will be found on your right hand side.

Agent Notes

Additional material information may be available from the agent. 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 outcome 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.





Ground Building 1



Floor 1 Building 1



Ground Building 2



Approximate total area⁽¹⁾
995 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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