

hunter french



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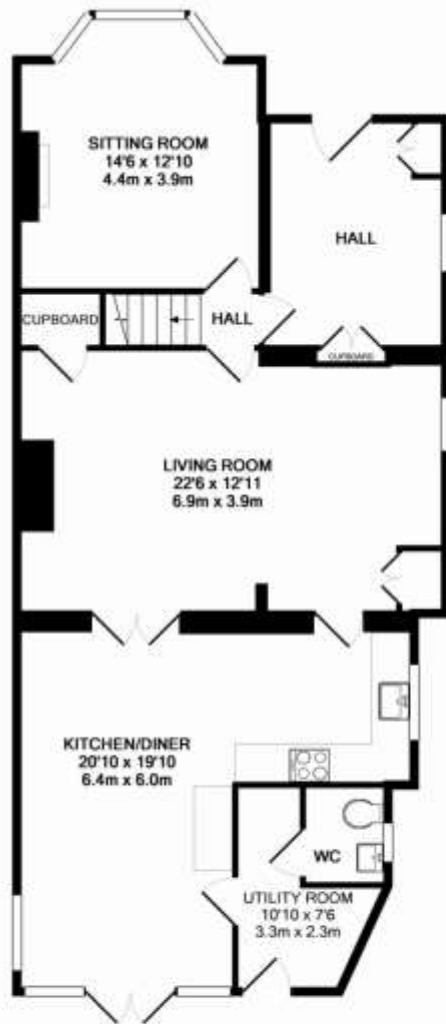


Nunney Road, Frome, BA1 1 4LF

A stunning Edwardian five bedroom semi-detached family home, situated on the sought-after Nunney Road within walking distance of Trinity, Critchill and Oakfield schools, the Steiner Academy as well an easy walk to the town centre. The property retains many period features and the spacious accommodation briefly comprise: large entrance hall, sitting room to the front with bay window and wood burning stove, 22ft living room, also with a wood burning stove and under stairs storage cupboard. Beyond the living room is the most wonderful open plan kitchen/dining room which is flooded with light from sky lights and has French doors leading to the garden. This room really does have the wow factor and is the hub of the house. Leading off it is a utility room with plumbing for a washing machine and tumble dryer and a downstairs W C. On the first floor you will find three good sized bedrooms with the master boasting a bay window, a family bathroom with bath and shower cubicle, and a separate W.C. On the second floor there are two further good sized bedrooms both with dual aspect windows. Externally and to the front of the property there is a large driveway which offers parking for a number of vehicles. To the rear of the property you will find a stunning and mature south facing garden which offers a sunny patio area, large lawn with beautiful flower borders, wildlife pond, a greenhouse, raised vegetable beds and a workshop at the back. Energy bills are reduced by the installation of both solar electricity and hot water. EPC = E.



£500,000



GROUND FLOOR
 APPROX. FLOOR
 AREA 990 SQ. FT.
 (91.9 SQ. M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 606 SQ. FT.
 (56.3 SQ. M.)

TOTAL APPROX. FLOOR AREA 1896 SQ. FT. (176.1 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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2ND FLOOR
 APPROX. FLOOR
 AREA 300 SQ. FT.
 (27.9 SQ. M.)