

Sold



3 BEDROOM DETACHED | LICHEN ROAD, BA11 | £350,000

## DESCRIPTION

This beautifully presented detached family home is pleasantly located in the popular Edmond Park development. On the ground floor there is a light and spacious entrance hall providing access to a very good sized sitting room, a wonderful kitchen / dining room that stretches across the whole of the rear of the property and a downstairs cloakroom. Upstairs there are three double bedrooms with the Master enjoying an en-suite and large built-in wardrobes. There is also an updated contemporary style family bathroom with separate shower. Outside and to the rear is a private South West facing garden which is easy to maintain and fully enclosed, off road driveway parking for two cars and a larger than average single garage. All in all, a lovely family home in a desirable location.

Lichen Road is in Edmond Park on the Eastern fringes of Frome, providing excellent access to the historic town centre and within easy walking distance to beautiful open countryside. Beautiful Bath is just 13 miles north of Frome and Bristol is only 25 miles away. The property is within easy waking distance to the railway station that has direct lines to both as well as Paddington, London.

Tenure: Freehold  
Local Authority: Somerset County Council  
Council Tax Band: D  
EPC Rating: B  
Mains gas, electricity, water and drainage connected.





## KEY FEATURES

- Detached family home
- Close to open countryside
- Master bedroom with en-suite
- Downstairs WC
- Off road parking for two cars
- Desirable location
- Three double bedrooms
- Large kitchen / dining room
- South West facing fully enclosed garden
- Larger than average single garage





ENERGY EFFICIENCY

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         | 95   A    |
| 81-91                    | B             | 84   B  |           |
| 69-80                    | C             |         |           |
| 55-68                    | D             |         |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |

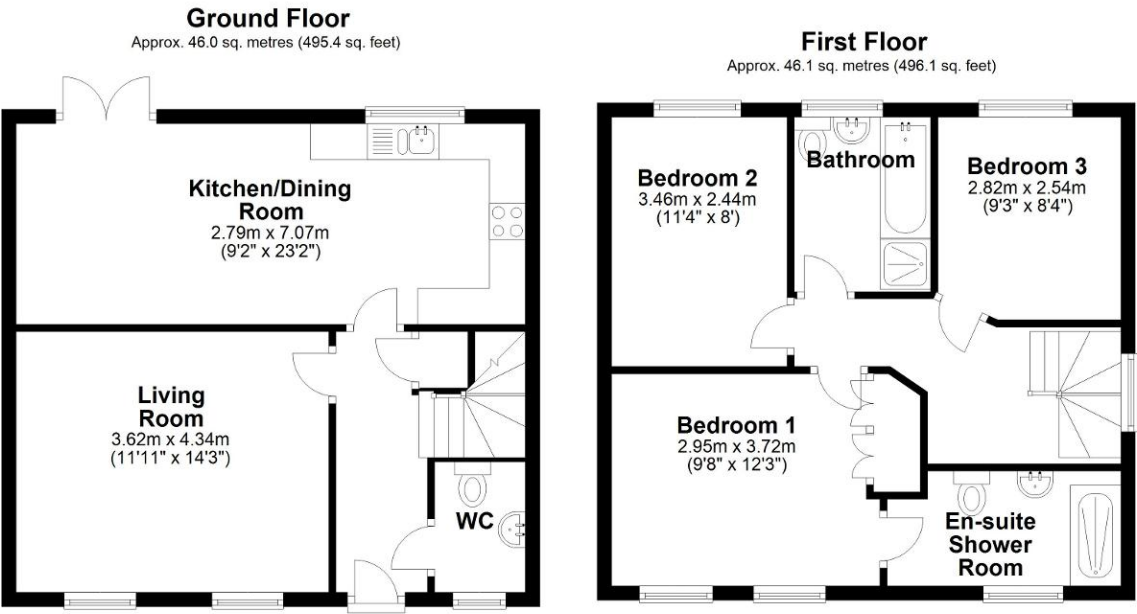
DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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Total area: approx. 92.1 sq. metres (991.5 sq. feet)