



Ashtree Road, Frome

Guide Price £315,000

Council Tax Band B



FOREST MARBLE
PROPERTY SALES & LETTINGS

A fantastic opportunity to buy a three bedroom family home on the Bath side of Frome, with flexible living accommodation. Interact with the virtual reality tour before calling Forest Marble 24/7 to book your viewing of this incredibly spacious property found just a short stroll from local amenities. The living accommodation of the property includes a lounge diner, kitchen and additional reception room. The first floor offers three double bedrooms and bathroom. The property benefits from a fantastic plot, with front and rear gardens, along with garage and parking. To interact with the virtual reality tour, please click the virtual viewing tab.

Situation

Situated in a very popular residential location within close proximity to Frome Community College, Frome Rugby Club and local amenities. Frome town itself is one of Somerset's finest artisan towns which boasts a fantastic spirit of togetherness. There is a wide range of supermarkets, public houses, banks, theatres, schools, college and a sports centre as you would expect. Frome prides itself on the great selection of independently run shops that line the historical cobbled streets, while away your days sipping coffee in one of the cafes or buying gifts from the amazing boutiques. Frome is well known for its weekly markets and its monthly artisan market on a Sunday which draws people from all around. There is a rail service that is on the Paddington Line and also feeds into the cities of Bath & Bristol. Transport links will have you quickly out to the cities of Bath, Bristol & Salisbury.

Rooms

Entrance Hall

An inviting entrance hall to welcome you in from the cold, finished with stylish laminate flooring. Access here to the W/C, meter cupboard, stairs and lounge diner.
4'8" x 9'3" (1.46m x 2.83m) (max)

Lounge/Diner

Stretching the width of the property and welcoming in floods of light from the window and patio doors into the rear garden, this lounge diner is the perfect space for you, family and friends to enjoy. The vendor currently separates the room cleverly with a piano, to create two individual reception spaces but the opportunities are endless with how to really make this room your own.

23'8" x 9'10" (7.25m x 2.77m)

Kitchen

Comprised of a range of wall and base units with roll top worksurface and inset stainless steel sink drainer. Space under counter for dishwasher, washing machine and one other appliance as well as a tall space for a fridge freezer. Additional storage can be found underneath the stairs, great for a pantry space. Vinyl flooring and tiling to the splashbacks.

7'8" x 10'9" (2.38m x 3.32m) (max)

Dining Room

With French doors opening into the front garden, this additional reception room is a brilliantly versatile space to be moulded to your needs. Currently used as a cosy dining room and previously used as a teenagers bedroom (with private access.) With recently fitted stable door leading in from the kitchen, this would also be great as a work from home office.

6'9" x 10'8" (2.10m x 3.29m)



W/C

A handy downstairs cloakroom with low level W/C and wash hand basin. Tiling to the floors and splashbacks.
2'10" x 5'8" (0.64m x 1.77m) (max)

First Floor Landing

Providing access to all three bedrooms and the bathroom, with the bonus of natural light from the window above the stairs.
2'8" x 6'2" (0.85m x 1.89m) (max)

Bedroom One

The first of three incredibly spacious bedrooms. This double bedroom sits to the rear of the property benefitting from views over the rear garden and the stream beyond. Built in airing cupboard and mirrored wardrobes for useful storage space.
10'3" x 9'10" (3.14m x 2.77m) (max)

Bedroom Two

A further bright and airy double bedroom with ample space for additional wardrobes and storage.
11'4" x 10' (3.47m x 3.05m) (max)

Bedroom Three

To the front of the property is the final double bedroom, this time overlooking the front garden. The perfect space for a guest room.
7'11" x 10'8" (2.17m x 3.29m)

Bathroom

Comprised of a bath with rainfall shower head over, wash hand basin and WC. Tiling to the flooring and splashbacks.
5'5" x 7'4" (1.68m x 2.26m) (max)

Front Garden

A sizeable front garden mainly laid to lawn, with a footpath leading to the front door.

Rear Garden

Made up of a lawn, patio seating area, and a border of mature shrubs and trees. Enclosed by fencing and a pleasant wall to the rear, with side gate for access. A perfect garden for hosting get togethers and enjoying the evening sun.

Garage and Parking

The property benefits from a single garage with up and over roller door and an allocated parking space in front, located a short walk from the front door of the house.

Directions

From our offices turn left down Wallbridge and take a left along New Road. Continue along through to Rodden Road and onto Bath Road. At the traffic lights turn right onto Stonebridge Drive and continue straight over the roundabout. Ashtree Road can be found on your right hand side. Follow the road around to the right, the garages can be seen directly ahead of you and the property itself sits on your right, accessed via the footpath.

Agents Notes

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 price 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. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything you need to help you move.





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