



FOREST MARBLE
PROPERTY SALES & LETTINGS



Warleigh Close, Frome

£340,000

Council Tax Band C Tax Price £1,817 pa



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Interact with the virtual reality tour before calling Forest Marble 24/7 to arrange your vInteract with the virtual reality tour before calling Forest Marble 24/7 to arrange your viewing of this extended family that sits in an enviable position at the end of a quiet cul-de-sac in the Critchill area of Frome. The area has become a popular residential location, with broad appeal and only few homes of this style and condition come to market each year. The ground floor accommodation boasts a warm and inviting lounge, whilst to the rear the kitchen has been recently updated and now presents as a wonderfully bright and stylish modern kitchen leading to a dining area that is open plan from the main body of the kitchen and looks out to the garden. With garage and large driveway the house ticks all the boxes for modern family living and make it easy to see why this home has been under the same ownership for nearly four decades. To interact with the virtual reality tour please follow this link:

<https://tour.giraffe360.com/warleighclosefrome/>

What our Vendors Love

The fact that our sellers have spent 40 years in this home shows how much they love the house, the location and the people around them. We are told that the community has always been warm and welcoming, particularly when children were growing up here, and that the immediate neighbours would always refer to their homes as being on "the best street in the town". This may well be why owners tend to stay as long as they do. Not only do the houses themselves offer so much, but there is easy access to local schools, the local shop is just around the corner, and bus routes are just seconds away from the front door. Our clients have also loved the light and the amount of sun that they get into the garden and the kitchen. The South facing aspect was one of the things that first appealed, and you will be able to see on viewing the time and love that has been poured into the rear garden over the years.

- Three Bedroom Family Home
- Move-in Condition Throughout
- Extended Living Space
- Cul-de-Sac Location
- Close to Schools
- South Facing Garden



Rooms

Entrance Hall

13'7" x 5'10" (4.18m x 1.55m)

Sitting Room

14'6" x 11'10" (4.45m x 3.38m)

Kitchen

7'6" x 17'5" (2.32m x 5.33m)

Dining Area

11'11" x 9'3" (3.39m x 2.83m)

First Floor Landing

8'8" x 6'6" (2.68m x 2.01m)

Bedroom One

10'11" x 9'10" (3.08m x 2.77m)

Bedroom Two

9'2" x 10'5" (2.80m x 3.20m)

Bedroom Three

7'10" x 7'4" (2.16m x 2.26m)

Bathroom

5'6" x 6'5" (1.71m x 1.98m)

Front Garden

Immaculately kept and a great view to look out upon from the front room. A manicured lawn, well tended beds, setting the approach to this home off perfectly.

Rear Garden

A South facing rear garden that has been loved and carefully kept in perfect order for 40 years. There is paved seating space, grass lawn and plenty of established plants and shrubs that will keep you entertained of a warm afternoon as well as looking stunning right through the year. Side access to driveway and garage.

Garage And Parking

a driveway provides off street parking for multiple vehicles and leads to a single garage with power, lighting and up and over door.

Directions

From our offices turn Right onto Wallbridge and proceed onto Portway. At the traffic lights fork right and proceed up, crossing the mini roundabout onto Churistchurch Street East, before turning left at the T junction onto Butts Hill. From Butts Hill turn right onto Somerset Road proceeding for approximately a quarter of a mile before turning left onto Critchill Road. From here turn right onto Westover and proceed round. Turn left into Warleigh Close where you will find the house at the end of the cul-de-sac on your right hand side.

Agent 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





Ground



Floor 1



Approximate total area⁽¹⁾
868.23 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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