



## Orchard Close, Frome

offers in excess of £400,000

Council Tax Band C Tax Price £1,817 pa



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

**Interact with the virtual reality tour and call Forest Marble 24/7 to schedule your viewing of this superb semi-detached property found on the Critchill side of Frome. The house is generously proportioned over two floors and the original footprint has been extended to create a four bedroom family home. The home is kept in wonderful order, with modern kitchen and bathrooms that compliment the warm living space to front and rear aspects. The garden is private, enjoying sun for the majority of the day which and has proved to be the most fabulous spot to have family gatherings and summer barbeques. The quiet location is one that we seldom see coming to the market, and we think it will prove very popular with buyers looking for their next family home. Please follow this link to view the virtual reality tour:**

**<https://tour.giraffe360.com/orchardclosefrome/>**

### **What our Vendors Love**

Our vendors first set eyes on this house 38 years ago and it has been home ever since. Although it has undergone some changes in the years that followed, it has looked after them and the subsequent two generations of their family all this time. The cul-de-sac and the surrounding community is very quiet, very friendly and it has a particularly safe feel. Schools and the local shop are moments away from the door and a slightly longer stroll has you into the park and Frome town centre. The home has grown as the family has, and the time now has come to downsize. Our sellers tell us that there is a lot of themselves in the fabric of the home and that they will be leaving much more than just a house behind as they move on to pasture new.

- Four Bedroom Family Home
- Excellent Internal and External Condition
- Garaging and Work From Home Space
- Modern Kitchen and Bathroom
- Quiet Cul-De-Sac Location
- Generous & Sunny Garden



## Rooms

### Front Entrance Hall

11'2" x 5'9" (3.41m x 1.80m)

### Living Room

14'8" x 11' (4.51m x 3.35m)

### Kitchen Diner

11' x 17'4" (3.35m x 5.30m)

### Sunroom

8'2" x 7'6" (2.50m x 2.32m)

### Side Hall

9'11" x 5'5" (2.78m x 1.68m)

### Ground Floor Shower Room

5'4" x 5'6" (1.65m x 1.71m)

### Studio/Office

9'10" x 8'10" (2.77m x 2.47m)

### Garage

5'5" x 8'11" (1.68m x 2.47m)

### Bedroom One

15'6" x 15'3" (4.75m x 4.66m)

### Bedroom Two

10'11" x 9'6" (3.08m x 2.93m)

### Bedroom Three

9'10" x 10'4" (2.77m x 3.17m)

### Bedroom Four

8'10" x 7'6" (2.47m x 2.32m)

### Bathroom

5'6" x 6'8" (1.71m x 2.07m)

### First Floor Landing

8'7" x 6'8" (2.65m x 2.07m)

## Directions

From our offices turn right and continue up Wallbridge and bear right onto Portway. Cross the roundabout first exit onto Christchurch Street East until you meet the T-Junction and turn left, continue up Butts Hill and turn right onto Somerset Road. Continue along and turn left onto Critchill Road. Turn right into Westover and first right into Orchard Close. The property will be 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 you move.





**Forest Marble Ltd**

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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.