



## Dragonfly Close, Frome

£475,000

Council Tax Band E Tax Price £2,499 pa



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and call Forest Marble 24/7 to arrange your viewing of this striking modern property boasting some of the best country views within this popular executive development on the fringes of Frome. Built less than six years ago, the property has been lovingly maintained and improved ever since. This is evident from your first introduction, and continues to be throughout. Spacious living accommodation includes a contemporary island style kitchen diner and the impressive bay fronted sitting room to the front of the house. Externally you will enjoy landscaped gardens in addition to the single garage and driveway parking with EV wall-box charger. To interact with the virtual reality tour please follow this link: [Click Here](#)

### Situation

Dragonfly Close was built by David Wilson homes in 2017/2018 and the builder has been rated five stars by the Home Builders Federation every year since 2010. The close benefits from a wonderful location on the edge of Frome Town. You will enjoy rural views towards Longleat and Cley Hill and the homes are just moments away from countryside walks. Dragonfly Close also, and somewhat uniquely, boasts a communal playing field that is exclusive to the residents here and is often used for communal events or for children to play.

### What Our Vendors Love

Since purchasing from the developer, Dragonfly Close has become more than a house; it has become our home. The community around us, and particularly immediately nearby, has been welcoming and we enjoy frequent estate barbecues and events that have become great dates in calendar. The house itself has been upgraded and now boasts additional conveniences and benefits such as fitted storage in addition to boarded loft space, EV charging point on the driveway, stunning kitchen with island counter and the convenience of integrated appliances. The list goes on; it's not just in the bricks and mortar in which the house holds charm, the area is a hotspot for wildlife and birds of prey, hedgehogs, woodpeckers to name just a few of the regular visitors.

### Key Features

- Modern Detached Executive Style Home
- Southerly Facing Landscaped Gardens
- Far Reaching Rural Views
- EV Charging Facilities
- Fitted Wardrobes in All 4 Bedrooms
- En-Suite Facilities
- Driveway Parking And Garage
- Balance of 10 Year NHBC Warranty
- Full Fibre Broadband
- High Energy Efficiency EPC Rating 85/100



## Rooms

### Entrance Hall

14' x 4'11" (4.27m x 1.25m)

### Cloakroom

4'8" x 3'2" (1.46m x 0.98m)

### Living Room

17'8" x 10'8" (5.43m x 3.29m)

### Kitchen Diner

12'10" x 19'6" (3.69m x 5.97m)

### Utility

5'3" x 4'10" (1.62m x 1.25m)

### First Floor Landing

12'9" x 3'5" (3.93m x 1.07m)

### Bedroom One

12' x 10'4" (3.66m x 3.17m)

### En-Suite

5'4" x 7'10" (1.65m x 2.16m)

### Bedroom Two

10'10" x 8'6" (3.08m x 2.62m)

### Bedroom Three

8'3" x 8'9" (2.53m x 2.71m)

### Bedroom Four

7'2" x 8'9" (2.19m x 2.71m)

### Bathroom

7'2" x 5'7" (2.19m x 1.74m)

### Garage and Parking

Driveway parking for two vehicles leading to single garage.

### Gardens

Generous rear garden with patio to the rear of the house and mainly laid to lawn. Facing in a southerly direction so enjoying the best of the sun.

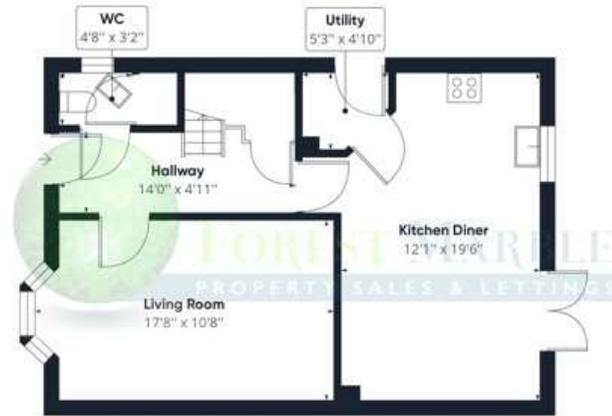
## Directions

From our offices turn right up Wallbridge and bear left onto Locks Hill. At the top of the hill at the traffic lights turn left onto B3092 and follow on to Culverhill. As you reach the outskirts of Frome you will find the turning to Dragonfly Close on your left. Turn left into Dragonfly Close and follow the road around. The house will be found toward the end of the cul-de-sac on your right hand side.

## Agent Notes

Upkeep of the community green spaces is carried out by a specialist company which conducts a regular mowing schedule. Each household contributes £11 per month towards this. 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.





Ground



Floor 1



Approximate total area<sup>(1)</sup>  
1086.38 ft<sup>2</sup>

(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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