



## Dragonfly Close, Frome

Price £325,000

Council Tax Band C (£1,824 pa)



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble to arrange your viewing of this exceptional modern two bedroom executive home built by David Wilson Homes and completed in 2018. At over 900 square feet this is a really generously proportioned property that boasts en suite facilities to each of the two double bedrooms. The bedrooms each feature substantial built in storage in the form of fitted wardrobes in the first, and walk in wardrobe in the second of the bedrooms. Downstairs the stunning kitchen was upgraded at the original point of sale and benefits from lots of fitted high and low level units, integrated appliances and space for dining table and chairs. The lounge to the rear aspect is spacious and light with French doors opening out onto the patio and back garden. A really high quality home that also features a single garage and private parking space. Please follow this link to interact with the virtual reality tour:

[Click Here](#)

### What Our Vendor Loves

We love that Dragonfly Close feels like a peaceful community cul de sac sat on the outskirts of a town, but is still within easy walking distance of all the amazing amenities Frome has to offer. The proximity to great countryside walks right outside the front door has been an added bonus for our fluffy four-legged friend! Number 26 is an unusually spacious 2 bed house with lots of storage & we love the proportion of the rooms. Having a separate garage and off street parking space gave us everything we wanted in our first home. As the second owners of this well-presented home, you'll benefit from close supermarket & convenience store access. A community garden also sits right around the corner and a local playing field provides a great open space for a kick-about

### Key Features

- Large Executive Style Two Bedroom Home
- En-Suite Facilities To All Bedrooms
- Garage and Private Parking
- Exclusive Development
- Close to Road and Rail Transport Links
- Presented in Immaculate Condition



## Rooms

### Entrance Hallway

7'2" x 3'9" (2.19m x 1.19m)

### Cloakroom

6'9" x 2'9" (2.10m x 0.88m)

### Kitchen Diner

16' x 8'3" (4.88m x 2.53m)

### Living Room

13'5" x 15'5" (4.11m x 4.72m)

### First Floor Landing

9'8" x 4'7" (2.99m x 1.43m)

### Bedroom One

8'9" x 13'7" (2.71m x 4.18m)

### En-Suite One

5'5" x 7' (1.68m x 2.13m)

### Bedroom Two

10'5" x 10'8" (3.20m x 3.29m)

### En-Suite Two

6'5" x 4'4" (1.98m x 1.34m)

### Walk In Wardrobe

4'6" x 4'7" (1.40m x 1.43m)

## 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. Enter the Cul de sac and follow it around to the left. You will find parking bays available at the end of a short footpath. The property will be found on your left hand side.

## Agent Notes

The vendor inform us there is a management fee payable of £87 every six months. 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>m</sup>  
872.71 ft<sup>2</sup>

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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		96
(81-91)	<b>B</b>	85	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	