



Great Western Street, Frome

£350,000

Council Tax Band D Tax Price £2,052 pa



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

**Interact with the virtual reality tour before calling Forest Marble 24/7 to book your viewing of this modern three bedroom property found within a popular development close to the town centre. Throughout the property you find various high quality features, from the high spec flooring to solid wood work surfaces. The property has been well maintained and improved over the years, something evident in the immaculate presentation. Living accommodation comprising of a spacious lounge and modern kitchen which leads to a picturesque garden ideal for soaking up the sun. The first floor offers two well proportioned bedrooms and a family bathroom, with the second floor being dedicated entirely to an impressive main bedroom with en-suite and ample storage. Parking for the property can be found on the driveway in front of the garage. To interact with the virtual tour, please follow this link: [Click Here](#)**

### **What our Vendor Loves**

Our clients are quite definitive in what first attracted them to this home. The primary bedroom suite is quite something! It is roomy, it is peaceful, and it allows for loads of storage and dressing space as well as a home office. It really caught the eye on the first viewing. Have now spent a few years in the property other things have become more notable in their significance. The gorgeous garden and the covered veranda, with its lilac wisteria, are places that have become as much part of the house as the living room or the bedrooms. You can spend the day outside, all through the year. Opening the French doors from the kitchen onto the garden with apple and plum trees, large patio and space to play has become a much loved everyday event here and will be very much missed. Beyond the house itself, the neighbourhood is very community minded and very friendly, and the local shop that services the residents is also a fantastic asset to the area.

- Modern Family Home
- Three Double Bedrooms
- Highly Impressive Master Suite
- Large Glazed Garden Veranda
- Close to Train Station
- Driveway Parking and Garage



## Rooms

### Entrance Hall

3'11" x 4'7" (0.95m x 1.43m)

### Living Room

13'8" x 11'6" (4.21m x 3.54m)

### Kitchen Diner

12'5" x 11'5" (3.81m x 3.51m)

### Utility Area

6'8" x 4'4" (2.07m x 1.34m)

### Cloakroom

5'5" x 3'4" (1.68m x 1.04m)

### First Floor Landing

19'5" x 6'7" (5.94m x 2.04m)

### Bedroom Two

11'5" x 8'4" (3.51m x 2.56m)

### Bedroom Three

12'8" x 8'4" (3.90m x 2.56m)

### Bathroom

6'7" x 6'5" (2.04m x 1.98m)

### Bedroom One

13'6" x 11'6" (4.15m x 3.54m)

### Office Area/Dressing Room

8'11" x 9'10" (2.47m x 2.77m)

### Ensuite

7'10" x 4'11" (2.16m x 1.25m)

### Rear Garden

The rear garden is the perfect setting for social gatherings or just enjoying outdoor living on any occasion, with a stunning glazed pergola allowing year round al fresco dining. With a landscaped raised lawn, the garden is planted with semi mature fruit trees and flowering shrubs which bring colour and vibrancy to this wonderful space.

### Garage & Parking

Adjacent to the property there is off street driveway parking in front of the single garage. The garage can be accessed via both the up and over door to the front and pedestrian door from the garden. Benefitting from power and light.

### Directions

Turning right from our office onto Wallbridge go under the railway bridge and turn right onto Great Western Street. Follow the road around and the property will be found on your left hand side opposite the green.

### Agents Notes

The vendor informs us that this property is subject a management charge of £11.28 per calendar month.





**Forest Marble Ltd**

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