



Westwood Drive, Frome

**£300,000**

Council Tax Band B Tax Price £1,763 pa



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and call Forest Marble 24/7 to arrange your viewing of this fantastic three bedroom family home. The property is found on a quiet, leafy cul-de-sac in the Critchill area of Frome and benefits from easy access to both the facilities of the town and the green areas and countryside that surround it. The living space here has been extended and now offers generous ground floor living space including a large lounge and sun room overlooking the rear garden. A conversion of the original garage has allowed for the inclusion of a large room off of the kitchen that will suit a number of purposes including utility, office or additional reception. Externally the gardens, both to front and rear, that have been lovingly tended and nurtured are delightful places to spend time relaxing, particularly in the warmer months. Driveway parking will accommodate two to three vehicles. Please follow this link to view the virtual tour:

[Click Here](#)

### What Our vendor Loves

Our sellers moved here in 2017 and have loved the home and the surroundings ever since. They tell us that the neighbourhood is genuinely friendly and they have formed many close friendships with other residents of the street, some of who have spent decades here. With a young family growing up the access to schools was perfect and the local shop that is only moments away is very convenient for all their essentials. The house itself is surprisingly spacious inside, with bags of storage, and the garden enjoys lots of light that has been conducive to cultivating healthy plants and shrubs. The cul-de-sac is well known for its leafy appearance and the beautiful tree on the island at the end of the drive always sticks in the mind of visitors here.

### Key Features

- Semi-Detached House
- Three Bedrooms
- Extended Living Space
- Family Friendly Location
- Driveway Parking
- Well Presented



## Rooms

### Kitchen

10'3" x 10'2" (3.14m x 3.11m)

### Office/Utility Room

16'10" x 8'10" (4.91m x 2.47m)

### Living Room

12'2" x 18'6" (3.72m x 5.67m)

### Sunroom

8'2" x 11'4" (2.50m x 3.47m)

### First Floor Landing

9'10" x 3'3" (2.77m x 1.01m)

### Bedroom One

10'3" x 10'2" (3.14m x 3.11m)

### Bedroom Two

8'10" x 10'10" (2.47m x 3.08m)

### Bedroom Three

6'2" x 8' (1.89m x 2.44m)

### Bathroom

6'10" x 8' (1.86m x 2.44m)

## Directions

From our offices turn right and continue up Wallbridge and bear right onto Portway. Follow this road until you meet the T-Junction and turn left, continue along Butts Hill and turn right along Somerset Road. Continue along and turn left onto Critchill Road and turn right into Westover. Turn right onto Westwood Drive and the property will be found 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.





Ground



Floor 1



**Approximate total area<sup>(1)</sup>**

953.14 ft<sup>2</sup>

**Reduced headroom**

16.04 ft<sup>2</sup>

(1) Excluding balconies and terraces

☒ Reduced headroom  
(below 1.5m/4.92ft)

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

**Forest Marble Ltd**

Forest Marble, 4 Harris Close, Frome BA11 5JY

**Call:** 01373 482900

**Web:** [www.forestmarble.co.uk](http://www.forestmarble.co.uk)

**Email:** [will.parfitt@forestmarble.co.uk](mailto:will.parfitt@forestmarble.co.uk)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	63	
(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	