



Orchard Close, Frome

£400,000

Council Tax Band C Tax Price £2,015 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 found in excellent 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 and has proved to be a 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:

[Click Here](#)

What our vendor loves

This wonderful house has been under the same ownership for over two decades, during which time it has been a family home to our sellers and latterly it has been a great buy to let property that has been loved for several years by the current occupants. The internal space that you enjoy here is difficult to find elsewhere locally, and the cul-de-sac and immediate 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. Access to transport links by car are convenient from this part of town, and we are told that the bus routes from here, including the direct route into Bath, pick up from just around the corner only a few moments from the door.

Key Features

- Four Bedroom Family Home
- Semi-Detached
- En-Suite and Dressing Room to Main Bedroom
- Large Kitchen Diner
- Cul-De-Sac Location
- Offered With No Onward Chain



Rooms

Entrance Hall

12'11" x 5'9" (3.94m x 1.75m)

Living Room

14'7" x 10'10" (4.44m x 3.30m)

Kitchen Diner

7'6" x 27'8" (2.29m x 8.43m)

Sunroom

12'4" x 8'2" (3.76m x 2.49m)

First Floor Landing

8'6" x 6'8" (2.59m x 2.03m)

Bedroom One

12'1" x 9'5" (3.68m x 2.87m)

Dressing Room

7'5" x 6'2" (2.26m x 1.88m)

En-Suite

5'0" x 9'4" (1.52m x 2.84m)

Bedroom Two

11'1" x 10'10" (3.38m x 3.30m)

Bedroom Three

9'1" x 10'4" (2.77m x 3.15m)

Bedroom Four

8'1" x 7'6" (2.46m x 2.29m)

Bathroom

5'5" x 6'7" (1.65m x 2.01m)

Storage/Utility/Garage

Please note that this room may not accommodate a car but offers workshop or utility space and is large enough for bike or motorbike.

9'6" x 9'5" (2.90m x 2.87m)

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.





Approximate total area⁽¹⁾
 1289.86 ft²

Balconies and terraces
 282.55 ft²



(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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