



Woodhayes Road, Frome

Offers in Excess £400,000

Council Tax Band D Tax Price £2,267 pa



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange your viewing of this substantial family home that is located on the Northern side of Frome, offering fantastic links to Bath and Bristol. The home is set out across two floors and has benefitted from considerable extension to now offer four bedrooms, including an exceptional master bedroom with en-suite facilities. The ground floor living accommodation boasts two main reception rooms, both of excellent size, in addition to a large kitchen diner with breakfast area incorporated. You will also enjoy a conservatory style sun room to the back of the home that looks over the enclosed rear garden. Driveway parking can be found immediately to the front, offering parking for multiple vehicles, in addition to a single garage. To interact with the virtual reality tour please follow this link:

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Situation

Found on the popular Bath side of Frome in one of the area's most popular residential locations, this property is within close proximity to Hayesdown First School and Selwood Academy with Frome College not far away. Frome town itself is one of Somerset's finest artisan towns which boasts a fantastic spirit of togetherness. There is a wide range of supermarkets, public houses, theatres, schools, college and a sports centre as you would expect. However Frome prides itself on the great selection of independently run shops that line the historical cobbled streets, while away your days sipping coffee in one of the cafes or buying gifts from the amazing boutiques. Frome is well known for its weekly markets and its monthly artisan market on a Sunday which draws people from all around. There is a rail service that is on the Paddington Line and also feeds into the cities of Bath & Bristol. Transport links will have you quickly out onto the ring road and the cities of Bath, Bristol & Salisbury are well within reach.

Key Features

- Four Bedroom Family Home**
- Extended Living Space**
- Driveway Parking**
- Garage**
- Close to Schools**
- Generous Garden Space**



Rooms

Porch

6'9" x 3'7" (2.06m x 1.09m)

Living Room

16'10" x 12'8" (5.13m x 3.86m)

Family Room

14'3" x 14'1" (4.34m x 4.29m)

WC

2'4" x 6'11" (0.71m x 2.11m)

Kitchen Diner

26'4" x 9'11" (8.03m x 3.02m)

Sun Room

11'1" x 8'9" (3.38m x 2.67m)

First Floor Landing

10'8" x 10'0" (3.25m x 3.05m)

Bedroom One

12'7" x 14'7" (3.83m x 4.44m)

En-Suite

11'0" x 6'7" (3.35m x 2.01m)

Bedroom Two

9'3" x 11'11" (2.82m x 3.63m)

Bedroom Three

9'7" x 10'5" (2.92m x 3.18m)

Bedroom Four

7'3" x 8'7" (2.21m x 2.62m)

Family Bathroom

11'2" x 4'6" (3.40m x 1.37m)

Garage

17'6" x 8'5" (5.33m x 2.57m)

Store

4'5" x 12'8" (1.35m x 3.86m)

Directions

From our offices turn left onto Wallbridge and left at the traffic lights onto New Road. proceed under the railway bridge and onto Rodden Road before turning right at the traffic lights. In approximately one quarter of a mile turn right onto Whitestone Road and first left onto Woodhayes Road. Follow the road around to the right and take the right hand turn into the cul-de-sac where you will find the house on the left hand side at the end of the close.

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.





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