



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

**Bartlett Close**  
Frome, BA11 2EZ  
**£375,000**



Interact with the virtual reality tour before contacting Forest Marble 24/7 to book your viewing of this excellent example of an extended family home. Living accommodation downstairs consisting of a spacious and open plan lounge and diner, with a large kitchen that leads out to the conservatory overlooking the rear garden. Four bedrooms found upstairs along side a stylish contemporary family bathroom as well as separate shower room. You will enjoy gardens to both front and rear, with the rear garden in particular offering generously proportioned and private outdoor space to enjoy year round. Parking for multiple vehicles on the driveway in front of the garage. To interact with the virtual reality tour, please follow this link:

<https://www.forestmarble.uk/BartlettClose.html>



**Four Bedroom Family Home**

**Excellent Presentation**

**Garage & Driveway Parking**

**Front and Rear Gardens**

**Open Plan Living Space**

**Cul-De-Sac Location**

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## SITUATION

This fantastic home sits on the popular Bath side of Frome boasting a great location within a few minutes walk of local schools, convenience stores, Merlin Theatre and the sports centre. The quiet cul-de-sac offers an exception family environment. 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, banks, 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.

## ACCOMMODATION

### Entrance Porch

A spacious entrance porch where you can kick off your shoes and hang your coats before entering the main body of the property.

### Lounge 12' 10" x 17' 7" (3.91m x 5.36m)

With the open plan nature of the this welcoming and spacious reception room you will have no shortage of space for lounge furniture. A large window to the front offers views over the front garden and allows considerable light into the space. To one side of the room stairs climb to the first floor landing.

### Dining Room 11' 3" x 9' 3" (3.43m x 2.82m)

Patio doors leading to the rear garden make for a bright and light dining room, emphasising the feeling of spaciousness. Also benefitting from a built in storage or broom cupboard.

### Kitchen 11' 4" x 7' 10" (3.45m x 2.39m)

The kitchen is Configured into two notional parts with an abundance of storage within the wall and base units that run throughout. There is granite effect roll top work surfaces and the room boasts space for a free standing



oven under the cooker hood, as well as space for a washing machine and dish washer. The second part of the kitchen offers additional storage, and access to the conservatory and garage. Tiling to all splashbacks.

### Conservatory 6' 4" x 14' 1" (1.93m x 4.29m)

The conservatory is a great addition to the property, providing the opportunity for an additional reception area, dining option, or work from home study. One thing that is for certain is that however you choose to utilise this great room you will be able to delight in the year round views over your garden.

### Landing

Access to all upstairs room, as well as to the airing cupboard and loft.

### Bedroom One 12' 4" x 9' 10" (3.76m x 2.99m)

A sizeable double bedroom with front aspect window overlooking the front garden. Storage found within the double fitted wardrobes.

### Bedroom Two 10' 0" x 11' 4" (max) (3.05m x 3.45m)

Double bedroom overlooking the rear of the property, with far reaching views towards Longleat Forest.

### Bedroom Three 11' 9" x 7' 2" (3.58m x 2.18m)

This room is found on the upper level of the extended part of the home. As a teenager's room this spot serves perfectly and could incorporate the shower room in order to create a self contained en-suite bedroom.

### Bedroom Four 8' 7" x 7' 6" (2.61m x 2.28m)

Overlooking the front of the house, the third bedroom is a well proportioned single bedroom which could well serve as a nursery, or alternatively as an office for any home workers.

### Bathroom 5' 1" x 7' 11" (1.55m x 2.41m)

A contemporary suite comprising of a large corner bath with a shower over, a wash hand basin and a low level WC. Stylish tiling to the walls and splashbacks.

### Shower Room 8' 10" x 7' 2" (max) (2.69m x 2.18m)

Shower room with double shower cubicle, low level WC and wash hand basin. This facility could be incorporated into an en-suite bedroom should you wish to take on some minor reconfiguration of the upstairs rooms.



### Front Garden

To the front of the house, the garden is mainly laid to lawn with some established shrubs. Path leading you to the front door.

### Rear Garden

A pleasant rear garden with a patio area ideal for sitting and enjoying the sunshine. Further into the garden you are greeted with a large stretch of lawn bordered with raised planting beds and established shrubs. Timber storage shed for storing away garden tools.

### Garage & Parking

With power and light, the garage can be accessed through the roller door or from within the house.

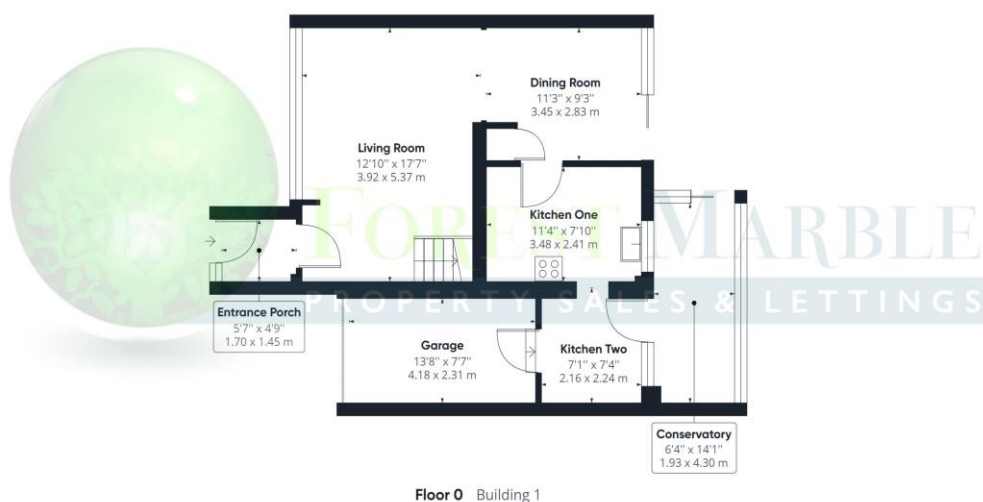
Parking for multiple vehicles on the driveway.

### DIRECTIONS

From our offices turn left down Wallbridge and at the traffic lights turn left onto New Road. Proceed along onto Rodden Road and at the traffic lights turn right onto Berkely Road. Continue along before turning right onto Wyville Road, followed by a left into Bramley Drive. As you follow the road around turn left into Bartlett Close and the property will be found on your left hand side.



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.



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

1259.75 ft<sup>2</sup>

117.03 m<sup>2</sup>



(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.

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