



FOREST MARBLE
PROPERTY SALES & LETTINGS

Leys Lane
Frome, BA11 2JT
£385,000



Interact with the virtual reality tour before calling Forest Marble 24/7 in order to not miss your opportunity to view this superb semi-detached three-bedroom home. You will be hard pressed to find another property that offer the all-round quality of this home and we envisage considerable interest when it hits the market. Located just a short distance from Frome Town Centre this property is a stunning family home, with both the interior and exterior presented to an incredible standard. The extended living accommodation is comprised of two generous reception rooms, one to the front and one to the rear, in addition to the impeccable kitchen diner. Three wonderfully well-proportioned bedrooms upstairs compliment the ground floor living space, and the large overall plot incorporates a large, private, South-West facing rear garden in addition to the driveway parking and detached garage. Treetop views across Frome from the home's elevated position add another layer of appeal to this remarkable property. To interact with the virtual reality tour, please follow this link: <https://www.forestmarble.uk/leyslanea.html>



Immaculate Internal & External Presentation

Extended Three Bedroom Home with Two Reception Rooms

Landscaped Garden

Highly Envidable Location and Position with Treetop Views

Modern Open Plan Kitchen Diner

Garage and Driveway Parking

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SITUATION

Situated in an enviable and leafy suburban position this magnificent family home is close to the town centre and only a short walk away from the local conveniences, doctors surgery and Rodden Meadow with its sprawling meadow and river running alongside is a great place to relax and enjoy taking your dog for a walk right in the heart of Frome. 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 and Bristol. Transport links will have you quickly out onto the ring road and the cities of Bath, Bristol and Salisbury are well within reach.

ACCOMMODATION

Entrance Hall

Greeting you as you first step into the property is the roomy entrance hall supplying space for you to hang your coats and kick off your shoes. Doors into the lounge and kitchen diner, with open storage space under the stairs leading the first floor landing.

Lounge 13' 7" x 11' 11" (4.14m x 3.63m)

Sat to the front of the property with a large window allowing for plenty of natural light to enter, this snug is ideal for creating a cosy yet spacious relaxation room. Acting as the focal point of the room, is an attractive feature fireplace currently disconnected but ready to either be reconnected or become a multi-fuel or log burning stove.

Kitchen Diner 9' 11" x 18' 4" (3.02m x 5.58m)

Comprising of a variety of modern wall and base units with stone effect work surface over. Inset one and a half bowl sink drainer unit positioned in front of the window, giving you a beautiful outlook over the garden whilst you do your washing up. A number of appliances integrated into the units, including a dishwasher, fridge and an electric oven with an electric induction hob. The hob also has a sunken



extraction unit inset to the counter behind. The open plan nature of the room means there is excellent opportunity for entertaining guests with ample space for housing a large dining table and chairs which will no doubt serve as the setting for multitudinous dinner parties and family events. Patio doors leading to the rear decking, and double folding doors lead into the second reception room.

Garden Reception Room 11' 8" x 11' 7" (3.55m x 3.53m)

A bright and airy room with incredible potential to utilise as either a second living area, play room, a considerable work from home office or a variety of other options as required. Patio doors leading out onto the rear deck opening up what is already a sizeable room, and a door leading to the utility. We think that you will love this addition to the house!

Utility 4' 4" x 7' 3" (1.32m x 2.21m)

Further storage found in the units matching those found in the kitchen with the same stone effect work surface over. Space under the surface for a washing machine and freezer, also with an inset sink. Door to the cloakroom.

Cloakroom 4' 4" x 4' 0" (1.32m x 1.22m)

Comprised of a wash hand basin and WC with a hand towel rail.

Landing

The landing gives access to the three bedrooms, bathroom and the airing cupboard. Also with loft hatch to partially boarded loft.

Bedroom One 13' 9" x 11' 0" (max) (4.19m x 3.35m)

A substantial double bedroom offering ample space for a large double bed amongst other furniture. Window overlooking the front of the property.

Bedroom Two 10' 0" x 10' 6" (3.05m x 3.20m)

A further double bedroom with great views over the rear garden and across the tree and rooftops of Frome. A view you are unlikely to get bored of waking up to.

Bedroom Three 8' 0" x 8' 1" (2.44m x 2.46m)

A large single bedroom, ideal for a child's room, nursery, or if a third bedroom is not required, a great home office.

Bathroom 5' 6" x 6' 10" (1.68m x 2.08m)

A contemporary style bathroom comprising of a bath with shower over, a WC and wash hand basin. Chrome hand towel rail with tiling to the walls and splashbacks.

Front Garden

The front garden is mainly laid to lawn with mixture of established beds and borders. Found adjacent to the driveway.

Rear Garden

Recently landscaped to a high standard, this wonderfully well sized garden offers privacy and a welcomed sense of tranquility. The garden is separated into three distinct sections, the first of which being a large raised deck, the perfect area for a table and chairs as well as a barbeque. Stepping down further into the garden you find a stretch of lawn bordered with attractive slate gravel and an array of shrubberies and beds. A path leads further into the garden where you reach a gravel area with green surroundings providing a notable feeling of privacy that makes for a wonderful shaded seating area. A mix of raised planting beds where gardening enthusiasts can showcase their work and add to the already beautiful aesthetic.

Parking

Parking for two vehicles on the driveway.

Garage

A single garage with an up and over door, offering the benefit of space for another car or could potentially be utilised as a workshop. With power and lighting.

DIRECTIONS

From our offices turn left down to the traffic lights on Wallbridge. Turn left into New Road and continue under the railway bridge onto Rodden Road. At the traffic lights proceed straight on and turn left into Fromefield. Take the turning on your right into Spring Road and then turn right into Leys Lane. The property will be on your left hand side halfway up the slope.



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.



Ground Floor
Area: 685 ft²

First Floor
Area: 427 ft²

Total Area: 1112 ft²

All measurements are approximate and for display purposes only

AGENTS NOTE

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