



FOREST MARBLE
PROPERTY SALES & LETTINGS

Ashfield Close

Frome, BA11 5DQ

£375,000



Interact with the virtual reality tour before calling Forest Marble 24/7 to book your viewing of this substantial four bedroom home. The property offers the new owners the sought after benefit of rural living whilst also being close to amenities such as the local pub and nearby ice cream parlour and country shop hosting family friendly events such as a Santa's grotto and Easter trail. The extended accommodation of the property is beautifully presented throughout, including an open plan L shaped lounge and dining room, a country-style kitchen, a utility and boot room/workshop area to the rear. Upstairs feels incredibly spacious, with four bedrooms all of good sizes, and a contemporary family bathroom. Sizeable low maintenance garden to the rear, with on street parking found near to the property. To interact with the virtual reality tour, please follow this link: <https://premium.giraffe360.com/forestmarble/ashfield/>



Extended Four Bedroom Home

Rural Location with Country Views

Workshop Area

Excellent Presentation & Condition

Sizeable Rear Garden

Close to Local Amenities and Country Pub

4 Harris Close Ellworthy Park, Frome, BA11 5JY
Tel: 01373 482900 Email: sales@forestmarble.co.uk
www.forestmarble.co.uk

SITUATION

Set in the small community of Trudoxhill this delightful property will have you living in a countryside setting, yet still close enough to all of the amenities that the local town of Frome has to offer. The parish incorporates the village of Trudoxhill, Smithwicks, Marston House and Park and up to Gare Hill. It borders Postlebury Wood, Nunney, Tytherington, West Woodlands, Gare Hill and Witham Friary. The parish consists of approximately 153 homes, farms, local businesses, a village hall and White Hart public House. The nearby town of Frome 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. Road transport links will have you quickly out onto the ring road and the cities of Bath, Bristol & Salisbury are well within reach.

ACCOMMODATION

Entrance Hall 9' 8" x 13' 5" (max) (2.94m x 4.09m)

Stepping into the property the large entrance hall offers access to the dining room, kitchen and utility, with stairs to the first floor landing. Door to your left immediately as you step in to a storage cupboard, with various areas for additional storage units.

Kitchen 12' 11" x 11' 6" (max) (3.93m x 3.50m)

Various wall and base units topped with woodblock work surface over with an inset ceramic sink meaning even the busiest of chefs will have no shortage of storage and work space in this farmhouse style kitchen. Eye level electric oven, and an inset electric hob under the stainless steel cooker hood. Space under the surface for a dishwasher and space for a large American style fridge freezer. Tiling to the splashbacks and flooring.



Dining Room

With the recent addition of tri-folding doors this open plan area is perfect for housing your dining table and chairs where you can enjoy hosting family and friends for various meals and dinner parties. In the summer months you will love folding back the doors and welcoming the outside in!

Lounge 11' 5" x 17' 8" (3.48m x 5.38m)

This open plan L shaped room feels especially spacious, in part thanks to the considerable amounts of natural light being allowed to enter from various directions. Stylish laminate flooring and wall lights add to the overall immaculate presentation, making this the ideal spot for relaxing after a long day.

Utility 9' 7" x 7' 7" (max) (2.92m x 2.31m)

This handy utility room offers additional work surface, with storage and space under for a washing machine. Space for a tumble dryer, with tiling to the splashbacks and flooring.

Cloakroom

Accessed from the utility room, the cloakroom comprises of a WC and wash hand basin, with a hand towel rail and tiling to the splashbacks.

Boot room/Workshop 9' 8" x 14' 7" (2.94m x 4.44m)

This multi purpose room is sure to come in handy, whether you opt to utilise it as a boot room where you can hang you coats and kick off your shoes or a space for storage, or even as a workshop area for all your DIY projects. Single door leads out to the garden. On the rear elevation there is an up and over garage door. this is currently boarded internally, but could be utilised should the additional access be required. This may be extremely handy for internal storage of motorbikes or other large additions.

First Floor Landing 17' 5" x 6' 0" (5.30m x 1.83m)

The first floor landing is unusually spacious which leaves the new owners with the potential of housing a number of storage units or even creating an office area. Access to all bedrooms, the family bathroom and the airing cupboard. This is a wonderful space allowing lots of natural light to the upper floor.

Bedroom One 11' 10" (max) x 11' 3" (3.60m x 3.43m)

A sizeable double bedroom, with ample space for your extra large double bed and other furniture. Wake up to sunlight spilling in from the window offering views over the rear garden and fields beyond.

Bedroom Two 9' 9" x 14' 8" (max) (2.97m x 4.47m)

Benefitting from the same countryside views as bedroom one, this double bedroom provides an idyllic atmosphere for someone's private haven. You will be spoilt for choice for how to best configure your bedroom furniture.

Bedroom Three 12' 1" x 8' 11" (3.68m x 2.72m)

A further double bedroom with no shortage of space for a double bed amongst other bedroom furniture. Whoever occupies this room, whether it be a teenager of guests, they are sure to enjoy waking up to stunning countryside views to the rear aspect.

Bedroom Four 10' 1" (max) x 8' 5" (3.07m x 2.56m)

Positioned to the front of the property, this single bedroom is ideal as a work from home study if the fourth bedroom is not required. With fitted wall units and window overlooking the front of the property.

Family Bathroom 6' 5" x 12' 2" (max) (1.95m x 3.71m)

A beautiful bathroom comprising of a walk in shower cubicle, a bath with handheld shower piece, wash hand basin with vanity unit under and WC. Stylish tiling to the splashbacks and wood effect laminate flooring. The bathroom has been updated and extend in recent months to incorporate the double shower cubicle and now presents as a stunning contemporary bathroom.

Front Garden

A low maintenance front garden laid to gravel, bordered by walling and a picket fence. Step to the front door.

Rear Garden

South facing with an array of trees that separate the rear garden from a stretch of countryside views, making it the perfect area to enjoy sunny afternoons and appreciate the benefits of rural living. Area of lawn with gravel running along the side leading to a timber built storage shed, with newly laid patio area ideal for your garden table and chairs.

DIRECTIONS

From our office turn right along Wallbridge and bear left onto Locks Hill, continue along through the traffic lights and at the round-a-bout take the 1st right along The Butts. At the next round-a-bout go straight over on the Marston Road out of Frome. At the next round-a-bout take the second exit and head towards Nunney Catch, continue along until you see a turning to the left to Trudoxhill. Proceed into the village turning left just after the White Hart Inn and then right into Ashfield Close. The property will be found on the right 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.



Floor 0 Building 1

Approximate total area⁽¹⁾

1482.03 ft²
137.69 m²



Floor 1 Building 1

(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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AGENTS NOTE

The vendors advise us that there is right of access to one neighbouring property, seldom used, to the rear of the garden. 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.

