



FOREST MARBLE
PROPERTY SALES & LETTINGS

Nelson Ward Drive

Radstock, BA3 3FS

£300,000



Interact with the virtual reality tour of this well presented three bedroom family home of an excellent size found within a modern residential development in Radstock, a short walk from some of the town's local amenities. A spacious kitchen diner and sizeable lounge found downstairs offer contemporary living accommodation, with access to the generous rear garden. The first floor provides two brilliantly sized double bedrooms and family bathroom, with a considerable main bedroom with en-suite and ample storage covering the top floor. Driveway parking for two cars found immediately outside the house. To interact with the virtual reality tour please follow this link:

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



Modern Build Semi-Detached Family Home

Convivial Kitchen Diner

Driveway Parking

Three Large Double Bedrooms

Generous Rear Garden

Sought After Location

4 Harris Close Ellworthy Park, Frome, BA11 5JY
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SITUATION

Radstock town history dates back to the Iron Age and Roman times with the introduction of the Fosse Way. In the 18th century coal became a major industry and the town grew rapidly at its maximum output there were over 70 collieries in the area. Running into the town are two routes for cyclists and walkers - the local Greenway and a section of the national cycle network, running from Bath through Radstock and onto Frome and the South Coast. There is a wide variety of walks available around Radstock, such as the Miners and Black Mountain trails Surrounding the town, set within glorious countryside are a wealth of attractions, including historic and picturesque villages. Just down the road from Radstock discover Midsomer Norton the town centre is an enjoyable place to shop and spend some time. There are fine historic buildings, the River Somer runs through the centre of the town, and Hollies Garden offers a central green space for shoppers and others to meet, sit, and watch the world go by.

ACCOMMODATION

Entrance Hall

With the same beautiful engineered wood flooring that runs throughout the ground floor, the entrance hall offers access to the kitchen diner, lounge, cloakroom and storage cupboard tucked under the stairs.

Kitchen Diner 15' 8" x 8' 7" (4.77m x 2.61m)

A modern kitchen, comprised of a range of wall and base units with roll top work surface over. Inset stainless steel sink drainer unit, and an electric oven with a four ring gas hob sat under the cooker hood. Space for a washing machine and free standing fridge freezer, with a window overlooking the front lawn. To one side of the open plan room, there is ample space to accommodate dining furniture where you can look forward to enjoying evening meals with the family.

Lounge 10' 10" x 15' 10" (max) (3.30m x 4.82m)

A sizeable yet cosy reception room, with French doors to the rear garden allowing for a surplus of natural light to enter, making for a truly welcoming and relaxing atmosphere.

Cloakroom 6' 4" x 2' 10" (1.93m x 0.86m)

A cloakroom consisting of a WC and wash hand basin with tiling to the splashbacks.



First Floor Landing

Providing access to two of the bedrooms, the well presented family bathroom and storage cupboard. Stairs leading to the second floor.

Bedroom Two 11' 11" (max) x 15' 10" (3.63m x 4.82m)

An excellently sized double bedroom, with a plethora of space allowing you plenty of flexibility with how you wish to best configure your bedroom furniture. Benefitting from views over the rear garden and woodlands beyond.

Bedroom Three 14' 8" (max) x 8' 9" (4.47m x 2.66m)

A further large double bedroom, perfect as a teenager's room or guest room, or if a third bedroom isn't required would be ideal as a exceptional work from home office.

Bathroom 5' 6" x 6' 9" (1.68m x 2.06m)

With wood effect flooring and tiling to the splashbacks, this stylish family bathrooms is comprised of a bath with shower over, low level WC and wash hand basin.

Bedroom One 20' 0" x 12' 0" (max) (6.09m x 3.65m)

Found across the top floor of the property with dual aspect windows to front and rear, this impressive master suite is an incredible size, with the fantastic presentation not feeling too dissimilar to the quality and accommodation of a hotel. An abundance of built in storage found to the eaves as well as built in closet. With access to the en-suite shower room.

En-suite 6' 1" (max) x 6' 8" (1.85m x 2.03m)

Comprised of a double shower cubicle, low level WC and wash hand basin, with a Velux window and solid marble tiled floor.

Front Garden

The front garden is mainly laid to lawn, with established shrub borders. Adjacent to the driveway.

Rear Garden

A substantial rear garden with a raised deck and two seating areas where you can house your garden furniture and enjoy the fresh air. Stretches of grass lawn and artificial lawn, amongst pretty planted borders and beds. Timber shed to the rear of the garden for storing away all your garden tools, with side access to the driveway and front of the property.

Parking

Parking for two cars on the driveway.

DIRECTIONS

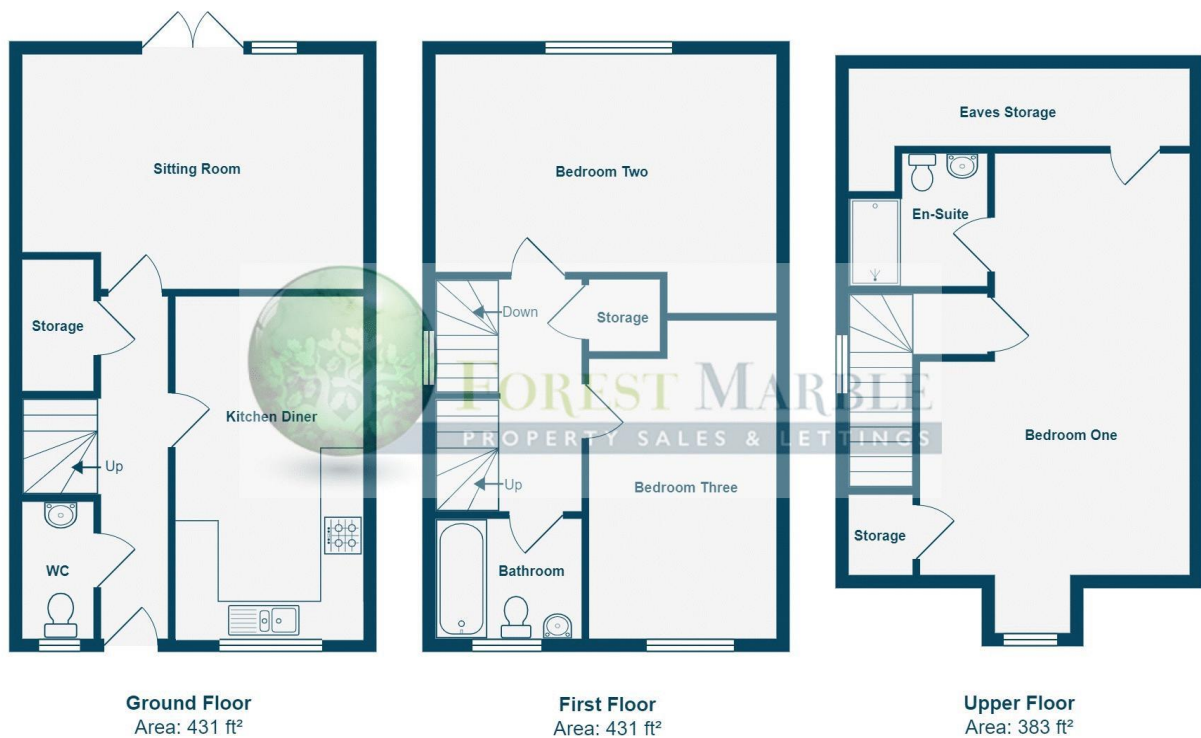
Heading into Radstock on the A362 from Frome, proceed along until you hit the roundabout. Take the first exit onto Nelson Ward Drive and proceed along until you reach the property on your left hand side.

AGENTS NOTE

The vendor informs us that the home is subject to an estate management charge of approximately £112 per annum. 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.



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.



Total Area: 1245 ft²

All measurements are approximate and for display purposes only

