



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

**Nunney Road**  
Frome, BA11 4LA

**£775,000**



Call and speak to Forest Marble 24/7 to come and view this stunning four bedroom character home with one bedroom annex in the heart of Badcox, Frome set in approx 1/4 acre of private gardens; yet still a stones throw from the local shops and amenities. Walking distance to Victoria Park and the ever popular Steiner Academy. Full of charm and character, with further scope to transform it into an amazing family home.



**Character Property**

**Approx 1/4 Acre**

**Scope for Modernisation**

**One Bedroom Annex**

**Large Reception Rooms**

**Garage and Parking**

4 Harris Close Ellworthy Park, Frome, BA11 5JY  
Tel: 01373 482900 Email: [sales@forestmarble.co.uk](mailto:sales@forestmarble.co.uk)  
[www.forestmarble.co.uk](http://www.forestmarble.co.uk)

## SITUATION

Situated in a very popular location within easy access of the local schools, Victoria Park and enjoy a walk down to the shops situated in the Badcox area of town. Frome town itself is one of Somersets 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 center 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

Stepping in to the main house, the entrance porch opens out into the main lounge / dining room.

**Lounge / Diner** 28' 3" (max) x 15' 1" (into bay) (8.60m x 4.59m)

A large room that is clearly split into two areas. The lounge area enjoys plenty of scope for living room furniture using the fireplace with stone surround as the focal point. At the other end of the room there is lots of room for a large family dining room table also benefiting from inset bookshelves. The room enjoys twin bay windows.

**Kitchen** 12' 3" x 13' 5" (max) (3.73m x 4.09m)

The kitchen is comprised of a range oak wall and base units with granite effect work surface over. Inset ceramic sink drainer and five ring gas hob with Neff cooker hood over. Space for dishwasher, free standing fridge/freezer and integrated double oven. Tiled to splash backs with tiled floor.

**Side Porch** 13' 6" (max) x 3' 3" (4.11m x 0.99m)

Set to the side of the property this lean to adds some useful storage space to the property. Stable door opening out on to the patio. Currently split into two areas with hot water tank to the rear, which will help towards drying out your damp coats in the winter months.



**Drawing Room** 11' 9" x 21' 2" (max) (3.58m x 6.45m)

Leading in from the lounge is another large room which gives rise to plenty of options with regards to its use and enjoying exposed beams. Currently utilised as a music room. Door leading through to another entrance and the annex. Open stairwell leading up to the first floor.

### Entrance Hall

To the side of the property is another entrance which also can act as a separate access to the annex. Storage cupboard to the side housing consumer units.

**Downstairs Shower / Utility Room** 6' 2" x 7' 2" (max) (1.88m x 2.18m)

Fitted with a shower, low level wc and wash hand basin which is inset into the vanity units. Space for washing machine and tumble drier.

**First Floor Landing** 11' 9" x 8' 3" (3.58m x 2.51m)

A large landing with lots of light pouring through the window over looking the wonderful gardens. Door to main bedroom and also opening out into the extended hall leading to the other bedrooms.

**Bedroom 1** 11' 4" x 12' 7" (3.45m x 3.83m)

A good sized bedroom with plenty of options with regard to layouts and exposed wooden beam. Door leading through into the en-suite.

**En-suite** 8' 11" x 7' 2" (max) (2.72m x 2.18m)

A large en-suite with the benefit of having a separate bath and double shower cubicle. Low level wc, wash hand basin and chrome towel radiator. Tiling to all splash backs. Doors opening into a wide airing cupboard with modern Vaillant boiler.

**Bedroom 2** 12' 2" into bay x 11' 0" (max) (3.71m x 3.35m)

A sizeable double bedroom enjoying the bay window overlooking the stunning gardens. Benefiting from a fitted wardrobe.

**Bedroom 3** 12' 2" into bay x 14' 7" (max) (3.71m x 4.44m)

A large double bedroom encompassing the second bay window again enjoying the views over the garden. Large fitted wardrobe running down one wall.

**Bedroom 4** 12' 7" x 7' 0" (max) (3.83m x 2.13m)

At the end of the house and enjoying dual aspect windows. Plenty of options with regards to how best layout bedroom furniture.

### **Family Bathroom** 9' 1" x 5' 2" (2.77m x 1.57m)

A contemporary bathroom suite comprised of panel bath with Mira elite shower over. Wash hand basin with vanity unit over and low level wc. Tiled to splash backs and chrome towel radiator.

### **Annex**

A great extra to this property is this annex which can be self contained or remain as part of the main house. Please note that the annex in part is a flying freehold over the neighbouring property.

### **Kitchen** 9' 2" x 7' 3" (2.79m x 2.21m)

Recently fitted, this modern kitchen has all that you will need. Velux window allows the light to pour in. Comprised of a range of wall and base units with work surface over with inset sink drainer. Space for freestanding oven and fridge / freezer.

### **Lounge** 12' 5" x 12' 10" (3.78m x 3.91m)

A well proportioned lounge with plenty of choice as to how you wish to lay this area out depending on its use. Stairs go down to the entrance area.

### **Bedroom** 12' 7" x 8' 4" (3.83m x 2.54m)

With views out over the Badcox area through one of the dual aspect windows. A well proportioned bedroom.

### **Garage**

The property benefits from a large garage which can be found to the side. Access is obtained through a separate entrance to the main driveway.

### **Driveway and Parking**

Drive up the shared access and as you open the double wooden gates you enter the private garden with plenty of parking to the side for multiple vehicles.

### **Gardens**

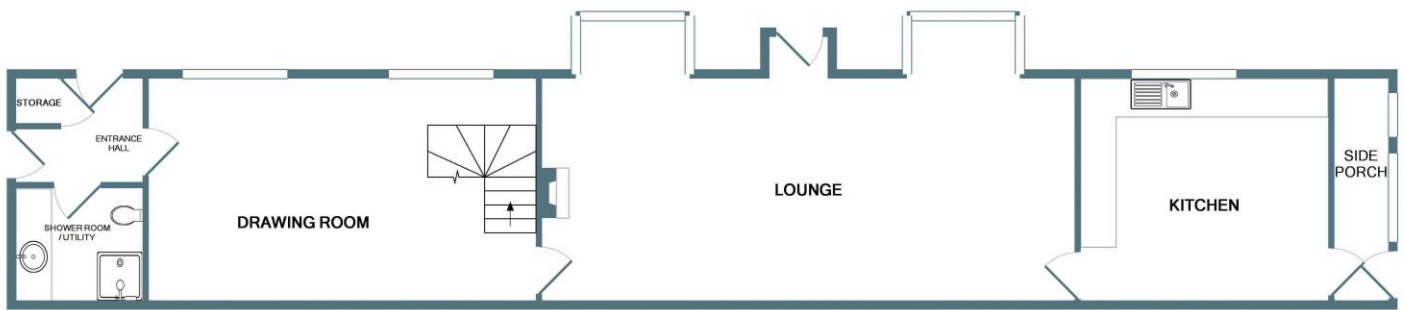
Words can not describe what a pleasure these large gardens are in particular due to their proximity to the heart of Frome. Made up of three distinct areas. To the front of the property a large area of lawn with shrub and herbaceous border create a great frontage to the property. Walk through one of the swing gates onto the side of the property and you will find a area laid to grass with apple trees ready for the autumn harvest. To the rear of the garden is a large vegetable patch crying out for green fingers to carry on its bountiful potential. At the side of the property is a large area of patio with a Victorian water pump which we are assured can still draw water from below.

### **DIRECTIONS**

From our offices turn right up Wallbridge and bear right onto Portway. Continue along to the T-Junction and turn right down to the round-a-bout at the top of Bath Street. Turning left along Christchurch Street West continue until you reach Badcox and turn left on to Nunney Road. Turn immediately left onto a private road on the right of the Coop store. Continue along and you will see the entrance on your 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.



GROUND FLOOR  
APPROX. FLOOR  
AREA 931 SQ.FT.  
(86.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 826 SQ.FT.  
(76.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1757 SQ.FT. (163.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2017



GROUND FLOOR  
APPROX. FLOOR  
AREA 43 SQ.FT.  
(4.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 353 SQ.FT.  
(32.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 396 SQ.FT. (36.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2017

## AGENTS NOTE

The annex is comprised of a flying freehold over part of the neighbouring property. 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 our competitors are closed for the day), 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, Auctions, Independent Financial Advice and conveyancing. In fact everything you need to help you move.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	81
(55-68) <b>D</b>	
(39-54) <b>E</b>	52
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	77
(55-68) <b>D</b>	
(39-54) <b>E</b>	42
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales	
EU Directive 2002/91/EC	