



FOREST MARBLE
PROPERTY SALES & LETTINGS

Wellow Drive
Frome, BA11 2DU
£450,000

Interact with the virtual reality tour and call Forest Marble 24/7 to book your viewing of this beautifully presented four bedroom home which is found in an enviable cul-de-sac position on the sought after North side of Frome within a short touching distance of open green spaces, transport links, and some of the town's wonderful amenities. The home boasts two main reception rooms on the ground floor in addition to the generous conservatory which looks out to the private rear garden. The master bedroom benefits from an en-suite shower room, whilst a spacious bathroom serves the three remaining double bedrooms. A double driveway provides off street parking and leads to the garage. Please follow this link to view the virtual reality tour:

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



Detached Four Bedroom House

Driveway and Garage parking

Short Walk to Amentities

Northern Frome

Private Driveway Away From Main Roads

Vendor Suited

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

Wellow Drive is a lovely road of detached homes found on the edge of the popular Prowtings area of Frome. The property is found near to Selwood Academy and Frome Community College as well as being not far from Frome Football Club, Rugby Club and Cricket Club. 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 Hall

Stepping onto the tiled floor of the entrance hall, you are met with access to the lounge and WC. Ample room for coat hanging space, and stairs rise to the first floor.

Cloakroom

A low level WC and corner wash hand basin with tiling to the splashbacks and flooring.

Lounge 14' 7" x 12' 4" (max) (4.44m x 3.76m)

A sizeable lounge with a large bay window to the front filling the reception room with pleasant natural light. Stylish wood effect laminate flooring and an attractive gas fireplace to one wall. Open arch to the dining room adding to the overall sense of space.

Dining Room 11' 3" x 8' 0" (3.43m x 2.44m)

Open to the larger reception room to the front of the property, this generously proportioned dining room offers excellent accommodation for all your family meals and dinner parties. Wood effect flooring running through, and french doors to the conservatory.



Kitchen 11' 4" (max) x 16' 4" (3.45m x 4.97m)

A large modern kitchen comprising of a range of wall and base units topped with marble effect work surface. Inset stainless steel sink drainer unit, with an integrated high level double electric oven, five ring gas hob and an integrated slimline dish washer. Tiling to the floors and splashbacks, with French doors leading into the rear patio and garden. From the kitchen, there is access to the under stairs storage cupboard that the current owners are using as a room for their dog, and open doorway leading to the utility room.

Utility Room 5' 3" x 6' 8" (1.60m x 2.03m)

Further work surface over additional cupboard storage, with an inset sink drainer unit. Space for a washing machine within the units and a tumble dryer. Door to the side access and garden.

Conservatory 13' 8" x 7' 1" (4.16m x 2.16m)

Boasting a plethora of potential uses, this bright and airy conservatory is an excellent addition to the property, where you can enjoy great views over your garden. Double doors into the garden.

First Floor Landing

Access to the four bedrooms, the bathroom and the airing cupboard. Also with loft hatch over head.

Bedroom One 12' 1" x 10' 10" (max) (3.68m x 3.30m)

A sizeable double bedroom benefitting from two double built in wardrobes offering excellent storage space. Window overlooking the rear garden, and a door leading to the ensuite.

En-suite

An en-suite shower room boasting shower cubicle, low level WC, wash hand basin with vanity unit under. Tiling to all splashbacks.

Bedroom Two 14' 11" x 8' 10" (4.54m x 2.69m)

An excellently proportioned double bedroom with ample space for a variety of bedroom furniture. Window with views over the front aspect.

Bedroom Three 8' 6" x 13' 7" (2.59m x 4.14m)

A further double bedroom with fantastic space to comfortably accommodate your double bed and various furniture. Views overlooking the rear garden.

Bedroom Four 11' 3" (max) x 9' 1" (3.43m x 2.77m)

A double bedroom with a recess to one wall perfect for a wardrobe. If the fourth bedroom is not required, the room would be just as at home as a large study or library.

Bathroom 7' 7" (max) x 6' 1" (2.31m x 1.85m)

A modern bathroom suite enjoying a bath with a handheld shower piece, a wash hand basin with vanity unit under and a low level WC. Tiling to all splashbacks.

Front Garden

A pleasant and low maintenance front garden mainly laid to gravel with a sprinkling of shrubbery. Path leading to the front door.

Rear Garden

A considerably sized garden, mainly laid to low maintenance natural stone gravel with a paved patio area where you can house a garden table and chairs. Planting beds and established shrubs decorating the garden making this a gorgeous place to relax and enjoy the sunshine.

Garage

A single integral garage with power and lighting. Up and over door from the driveway parking.

Parking

Parking can be found immediately in front of the property on the double driveway.

DIRECTIONS

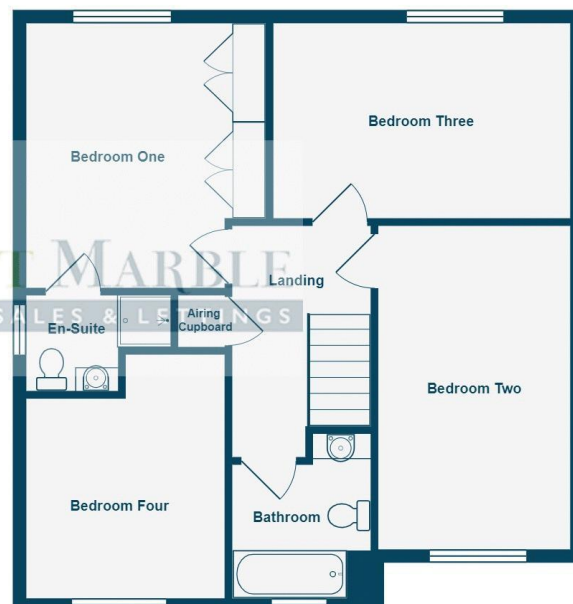
From our offices turn left down Wallbridge and at the traffic lights turn left along New Road, continue along onto Rodden Road and at the traffic lights turn right into Berkley Road. Proceed along this road taking the second left into Brunel Way. Drive along Brunel Way passing by Stephenson Drive, Blagdon Walk and Priddy Close before turning right into Wellow Drive. Take a right immediately after turning onto Wellow Drive into a private driveway servicing two detached houses. The property is the first on the left.



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: 819 ft²



First Floor
Area: 639 ft²

Total Area: 1458 ft²

All measurements are approximate and for display purposes only

AGENTS NOTE

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