



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

**Hornbeam Close**  
Frome, BA11 2TB

**Offers in Excess of £350,000**

Interact with the virtual reality tour before calling Forest Marble 24/7 to book your viewing of this three bedroom bungalow tucked away within a quiet cul de sac on the ever popular Bath side of Frome. Well presented throughout with pleasant and airy living accommodation comprising of a sizeable lounge and large galley style kitchen, with the option of utilising the third bedroom as a dining room as required. To both the front and rear, the property offers excellent gardens, with a timber built summer house and mature shrubs as well as lawn space. Parking for multiple vehicles on the driveway in front of the detached garage which is split into storage and a workshop area with a number of potential uses. To interact with the virtual reality tour, please follow this link: <https://www.forestmarble.uk/HornbeamClose.html>



**Three Bedroom Bungalow**

**Garage/Workshop**

**Close to Local Amenities**

**Bath Side of Frome**

**Driveway Parking**

**Beautiful Gardens**

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

The bungalow sits on the popular Bath side of Frome and boasts a wonderful cul-de-sac location within a few moments' walk of the Tesco Express, other local stores, Merlin Theatre and the sports centre. 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 Porch

Stepping in through glass patio style doors, the entrance porch offers space to get out of the elements before entering the main body of the property.

### Entrance Hall

The entrance hall of the property houses a large broom cupboard, utilised currently as a pantry. Access to the lounge and kitchen from here.

### Lounge 16' 1" x 11' 2" (4.90m x 3.40m)

An excellently proportioned reception room with a window overlooking the front garden allowing for natural sunlight to enter. You can enjoy sitting back after a long day with plenty of space for a number of configurations of your living furniture. Ample floorspace to accommodate both lounge and dining furniture.

### Kitchen 12' 0" x 6' 9" (3.65m x 2.06m)

A large galley style kitchen comprising of a range of wall and base units with granite effect work surface over. Inset one and a half bowl sink drainer unit with space for a number of appliances including a washing machine, dishwasher, fridge & freezer, free standing oven and hob. Tiling to the splashbacks, with wood effect laminate flooring.



### Rear Hall

The rear hall offers access to the three bedrooms and bathroom and connects to the main living portion of the home.

### Bedroom One 12' 0" x 8' 4" (3.65m x 2.54m)

A spacious double bedroom, where you can look forward to waking up to beautiful views over your rear garden. Built in wardrobes will fulfil your storage and hanging requirements.

### Bedroom Two 11' 0" x 8' 9" (3.35m x 2.66m)

This generous double bedroom provides excellent storage within the remarkably large built in wardrobes. French doors take you out to the rear garden and fill the room with an abundance of light.

### Bedroom Three 9' 0" x 6' 8" (2.74m x 2.03m)

The third bedroom is of a good size, and would be ideal for creating a dining room, second reception room or home office if the extra bedroom isn't required.

### Bathroom 5' 3" x 6' 8" (1.60m x 2.03m)

Fitted suite comprising of a bath with a shower over, a wash hand basin and WC. Tiling to the splashbacks.

### Front Garden

A pleasant frontage with a large lawn bordered by a hedge and shrubberies.

### Rear Garden

An attractive garden with established beds and climbers. Within the garden you will find a timber built garden room/summer house, which compliments the kitchen style courtyard immediately outside of the back door where you can enjoy sitting back and taking in the sunshine with your morning coffee.

### Garage and Parking

The garage, with power and light currently offers storage to the front (perfect for a motorbike) and a workshop area to the rear. This space could easily be opened out into one larger room with vehicle parking and workshop space. The driveway which leads to the garage is considerable and offers parking for multiple vehicles.



## DIRECTIONS

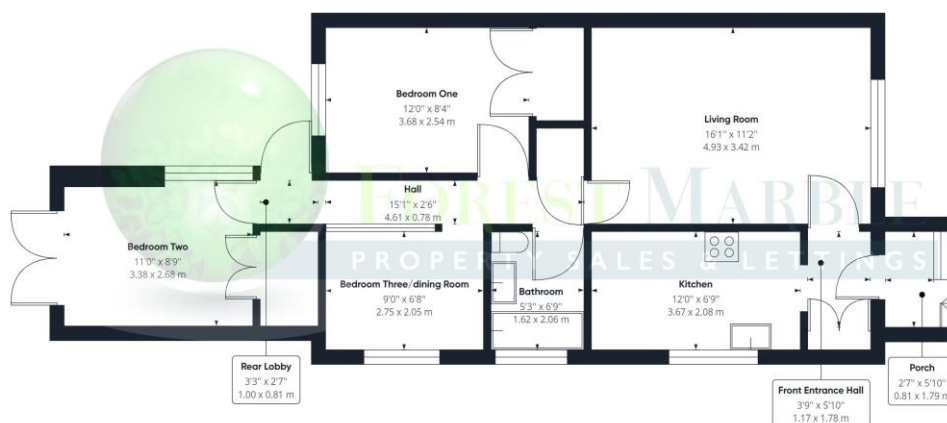
From our offices turn left down Wallbridge and at the traffic lights turn left along New Road, continue along onto Rodden Road and at the traffic lights turn right. Continue until turning left into Forest Road, before turning left onto Elm Leigh and left again onto Hornbeam Close. The property will be on your right hand side.

## AGENTS NOTE

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.



Approximate total area<sup>(1)</sup>  
 712.10 ft<sup>2</sup>  
 66.16 m<sup>2</sup>

(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.

GIRAFFE360

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		
EU Directive 2002/91/EC 