



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

**Stourton View**  
Frome, BA11 4DZ  
**£325,000**

Interact with the virtual reality tour before calling Forest Marble 24/7 to book your viewing of this three bedroom family home on Stourton View. Stourton View is an ever popular residential cul-de-sac within easy access to the Frome town centre. A short walk will have you in the shops and amenities of the town, and this property in particular boasts one of the larger plots and most desirable positions on the close. With three bedrooms and two reception rooms, as well as scope to develop and add value, this property is sure to tick the boxes of many of the buyers out there looking for something that will see them through for many years to come. With the considerable plot and the addition of parking and garaging, this may become a must see. To interact with the virtual reality tour, please follow this link:

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



**Three Bedroom family Home**

**Large Plot**

**Garage and Parking**

**Cul-de-sac Location**

**Two Reception Rooms**

**Scope to Extend**

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## SITUATION

With less than a mile to walk into the town center and approximately half a mile walk to Trinity First School, Oakfield Academy and Critchill School, this two double bedroom home is well situated on a no through road on the edge of the Critchill area of Frome. You will also find both Victoria Park and the Mary Bailey playing fields a short stroll away. 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 and Bristol. Transport links will have you quickly out onto the ring road and the cities of Bath, Bristol and Salisbury are well within reach.

## ACCOMMODATION

### Entrance Porch

As you step into the property from the driveway, you enter an external porch where you find the utility metres, before stepping into the inner hallway.

### Inner Hall

The inner hall has ample space to hang your coats and brolly before entering the main body of the property.

### Living Room 13' 1" x 16' 11" (max) (3.98m x 5.15m)

The main living room is a generous size and is supplied with an abundance of natural light courtesy of the large windows that overlook your front garden. You will not be short of space in this main reception room with ample space to a house a three piece suite and your television. Stairs climbing from the side of the living room to the first floor landing.

### Dining Room 9' 4" x 8' 8" (max) (2.84m x 2.64m)

The dining room sits in the middle of the house and with open access from the living room and on through to the



kitchen. The dining room is an inviting spot where you will no doubt enjoy family dinners, as well as being able to entertain friends. Scope here (subject to necessary planning and building permissions) to open this space through into the kitchen to give you an excellent and modern family space. The dining room also benefits from a large walk in broom closet/larder.

### Kitchen 11' 9" x 7' 9" (3.58m x 2.36m)

Traditional style kitchen with high and low level fitted storage units and roll top worksurfaces. there is currently in situ a freestanding oven and gas hob, which sits underneath the fitted cooker hood. A large pantry sits to one corner, and there is a single pedestrian door which leads out into the rear garden. The single bowl stainless steel sink and drainer look onto the rear aspect window, overlooking your garden. Tiling to the splashbacks and floor.

### Conservatory

Through the patio doors to the rear of the dining room you find this UPVC glazed conservatory. Looking out to your garden you'll be able to enjoy many sunny hours either over your morning brew or your evening tipple.

### Downstairs Shower Room

The current owners of the property have extended to the side to allow space for this wet room style shower and wash room. You will find a low level WC, an electric shower and a wash hand basin. The room could also double as a laundry space as there is plumbing available for a washing machine.

### First Floor Landing

The first floor landing is bright and spacious feeling courtesy of borrowed light from the front of the property. Access to the loft hatch and storage cupboard as well as the three bedrooms and family bathroom.

### Bedroom One 12' 3" x 9' 7" (3.73m x 2.92m)

Situated to the front of the property with lots of natural light spilling in through the full width window overlooking the front garden and parking. A sizeable double bedroom with ample room to accommodate a range of bedroom furniture.

### Bedroom Two 10' 4" x 9' 11" (3.15m x 3.02m)

A double bedroom overlooking the rear garden, with triple built in wardrobes.



### **Bedroom Three** 9' 1" x 7' 0" (2.77m x 2.13m)

Again to the front aspect, is a large single room which would also make for the ideal working from home office or craft room.

### **Family Bathroom**

The family bathroom is a three piece suite consisting of a low level WC, pedestal wash hand basin and a panelled bath with an electric shower over. The walls and splashbacks of the bathroom are tiled.

### **Front Garden**

The front garden benefits from some well established fruit trees as well as shrubs and planted beds. If you are a fan of grapes, apples and other assorted fruit you will not go short here. The size of the plot really is one of the major unique qualities of the property, as you have space to cultivate or expand onto three sides.

### **Rear Garden & Side Storage**

A well proportioned rear garden, private and enclosed but with rear access to a single track foot path that gives you easy access to shops and amenities. The garden has been used for growing a variety of vegetables and fruits and currently benefits from vines which bare fruit. As you move to the side of the property there is timber built shed storage, as well as additional scope to add your home office or extend the main body of the property subject to necessary planning and building regulations.

### **Garage & Parking**

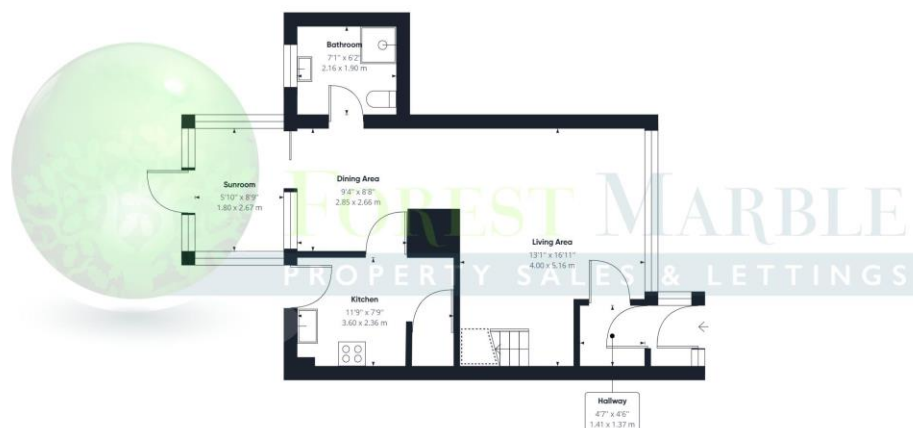
Immediately to the front of the house you have driveway parking for a single vehicle, whilst just off of the drive you have a single garage with additional parking to the front.

## **DIRECTIONS**

From our offices turn right up Wallbridge and bear right onto Portway. Continue along to the T-Junction and turn left onto Wesley Slope, follow the road onto Butts Hill and at the bottom of the hill turn right onto Somerset Road. Turn left onto Whitewell Road and take the third left into Stourton View. Follow the road down the hill and continue to the corner at the bottom. The property will be on your left 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



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**Approximate total area<sup>(1)</sup>**

941.93 ft<sup>2</sup>  
87.51 m<sup>2</sup>

**Reduced headroom**

8.34 ft<sup>2</sup>  
0.77 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

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

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