



FOREST MARBLE
PROPERTY SALES & LETTINGS

Oakfield Road
Frome, BA11 4JE

£375,000

Call Forest Marble 24/7 after interacting with the virtual reality tour to book your viewing of this striking four bedroom family home sat on the ever popular location on Oakfield Road. The property is comprised of three upper floor bedrooms and a separate main bedroom downstairs with spacious ensuite. Two reception rooms, a large kitchen breakfast room, lots of parking to the front and an enclosed rear garden. With such flexible accommodation on offer the property would also suit a family with an elderly relative that needs to be on the ground floor. To view the virtual reality tour, please follow this link: <https://forestmarble.uk/oakfieldroadd.html>



Four Bedroom Family Home

Well Presented Throughout

Excellent Location

Flexible Living Accomodation

Modern Kitchen Breakfast Room

Driveway Parking for Multiple Vehicles

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SITUATION

Situated in a very popular residential location within easy access of the local Oakfield Academy and a pleasant walk down to the shops situated in the Badcox area of town. A short hop across to Egford lane leads you to Egford Lane Park or you could head closer into town to the popular Victoria Park. From 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 Hall 2' 7" x 5' 2" (0.79m x 1.57m)

Stepping into the main property, you can head right into the lounge or left into the kitchen breakfast room. Stairs take you to the first floor landing

Lounge 17' 10" (max) x 10' 10" (5.43m x 3.30m)

Running front to back of the property this sizeable lounge will give you plenty of opportunities for a variety of different layouts. Feature fireplace with tiled hearth and patio doors leading out onto the rear garden. Doors through into the kitchen.

Kitchen Breakfast Room 17' 6" (max) x 14' 6" (1.68m x 4.42m)

Set out in an L shaped style, this modern kitchen has a range of wall and base units with wood block effect work surface over. Inset ceramic sink allows you to overlook the rear garden whilst doing the washing up. Handy twin NEFF built in under counter ovens with electric hob over with tiling to the splashbacks and a stainless steel cooker hood over. Space for a fridge freezer. Leading through into the breakfast area with additional matching floor and base units will ensure that the busiest of chefs will have plenty of work surface to play with. Doors leading through to the second reception and an archway through to the utility area.



Reception Room 14' 11" x 9' 0" (4.54m x 2.74m)

This sizeable room offers you plenty of opportunities for a variety of uses whether a formal dining room, playroom or work at home study. Also benefitting from the downstairs cloakroom and further storage.

Utility Room 6' 2" x 5' 4" (max) (1.88m x 1.62m)

A range of wall and base units matching the kitchen with wood block effect work surface over. Built in washing machine and under counter freezer, and large pantry storage cupboard. Door leading out to the rear garden and door through into the main bedroom. Wood effect laminate flooring that runs throughout the kitchen breakfast room.

Main Bedroom 11' 10" x 15' 1" (3.60m x 4.59m)

This large double bedroom is an absolute delight with fitted wardrobes down one side of the room giving plenty of storage for even the largest of clothes collections. Double doors leading out to the rear garden and door leading to the ensuite. Plenty of space for a range of bedroom furniture depending on your needs.

Ensuite 5' 8" x 9' 3" (1.73m x 2.82m)

This stylish ensuite benefits from a deep panelled bath with central chrome mixer taps. Separate curved shower cubicle with mira shower over. Wash hand basin with vanity unit under, low level WC and chrome towel radiator. Grey tiling to the floor and tiling to all splashbacks.

First Floor Landing

Doors to all rooms with views over the rear garden and access to the loft, which is boarded and with lighting.

Bedroom Two 12' 0" x 9' 9" (3.65m x 2.97m)

Sizeable double bedroom sat overlooking the front of the property with plenty of space for an array of bedroom furniture and study desk if required. Double built in wardrobe and also door to the airing cupboard.

Bedroom Three 9' 2" x 10' 10" (max) (2.79m x 3.30m)

Another double bedroom also looking over the front of the property benefiting from a built in double wardrobe which also houses the gas boiler. Plenty of space on offer for a variety of different room layouts depending on who will be using the room.

Bedroom Four 8' 3" x 7' 3" (max) (2.51m x 2.21m)

A small double bedroom overlooking the rear garden with a handy recess which is ideal for a wardrobe, or even fitting a built in wardrobe.

WC

A separate toilet with a low level WC and tiling to the floor and walls.

Shower Room 5' 4" x 5' 11" (max)(1.62m x 1.80m)

This handy shower room with a fitted corner shower unit with an Amazon rain head shower and separate hand held shower piece, wash hand basin with vanity unit under, chrome towel radiator and matching fully tiled walls and floor.

Parking

To the front of the property is a large tarmacked area with parking for multiple vehicles.

Rear Garden

Sit and enjoy your morning coffee on the patio area then step onto the main garden which is mainly laid to grass with a mixture of shrub and herbaceous borders. Doors through to the lounge, utility room and main bedroom. To the back of the garden is a small lean to storage area, and timber fencing which has been painted grey to make this area a stylish place to entertain your family and friends.

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 roundabout at the top of Bath Street. Turning left along Christchurch Street West continue until you reach the next roundabout and take the first turning which will bring you onto Broadway, continue along and turn left down Oakfield Road, the property will be found 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.



Floor 0 Building 1

Approximate total area⁽¹⁾

1244.19 ft²

115.59 m²



Floor 1 Building 1

(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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	