



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

**Ellworthy Court**  
Frome, BA11 5HT

**£325,000**



Interact with the virtual reality tour before calling Forest Marble 24/7 to book your viewing of this modern detached three bedroom family home located a short riverside walk from Frome Town Centre. The property offers a spacious lounge and contemporary kitchen diner, with three well proportioned bedrooms and a family bathroom found upstairs. South facing garden, with a garage and driveway parking. To find out more, please follow this link:

<https://premium.giraffe360.com/forestmarble/ellworthy/>



**Detached Family Home**

**Contemporary Kitchen Diner**

**Garage and Driveway Parking**

**Modern Interior**

**South Facing Enclosed Rear Garden**

**Riverside Walk to Town Centre**

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

This modern family home is close to the town centre with a lovely walk through Rodden Meadow; which with its sprawling meadow and river running alongside is a great place to relax and enjoy picnics on a Sunday afternoon. 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 Hall 5' 9" x 3' 6" (1.75m x 1.07m)

Stepping into the entrance hall with space to kick off your shoes, you find access to the kitchen, lounge and stairs to the first floor landing.

### Lounge 10' 0" x 19' 1" (3.05m x 5.81m)

A spacious and inviting family living space with ample room for all your lounge furniture. French doors leading to the rear garden letting in streams of natural light.

### Kitchen Diner 10' 3" x 19' 0" (max) (3.12m x 5.79m)

A contemporary kitchen comprising of a range of wall and base units with plenty of wood block effect work surface ideal for the busiest of family chefs. Inset one and a half sink drainer, with an integrated double range style oven and gas hob under a double cooker hood. Space for a dishwasher within the units. Tiling to the splashbacks and wood effect lino flooring. Utilise the remaining space with a dining table and chairs where you can enjoy family meals.



### Utility Room & WC 5' 3" x 5' 2" (1.60m x 1.57m)

Further units with woodblock effect work surface over. Space for a washing machine and fridge & freezer, with doors to the driveway and garage. From the utility room you have access to the ground floor cloakroom which benefits from low level WC and wash hand basin. You may also wish utilise this room for additional storage of coats and shoes.

### First Floor Landing 9' 5" (max) x 4' 3" (2.87m x 1.29m)

The first floor landing provides access to all three bedrooms, the loft and the large airing cupboard housing the boiler which was newly fitted in March.

### Bedroom One 10' 5" x 11' 1" (max) (3.17m x 3.38m)

A sizeable double bedroom where you can easily fit your king sized bed amongst other bedroom furniture, with ample storage within the double built in wardrobe. Door leading to the ensuite.

### Ensuite 7' 4" (max) x 4' 5" (2.23m x 1.35m)

Comprising of a shower cubicle, wash hand basin with vanity unit and a WC. Tiling to the splashbacks.

### Bedroom Two 10' 3" x 11' 6" (3.12m x 3.50m)

A further double bedroom ideal for a teenager or guests, also offering handy storage within a built in double wardrobe. Window overlooking the front.

### Bedroom Three 9' 9" x 7' 3" (max) (2.97m x 2.21m)

A single bedroom, which would be ideal as a nursery, or work from home office if the third bedroom is not required.

### Bathroom 10' 1" x 4' 10" (3.07m x 1.47m)

Consisting of a bath with mixer taps and a hand held shower piece, a wash hand basin and WC.

### Rear Garden

An enclosed rear garden surrounded by walls giving a sense of privacy and security for young children who may be playing outside. Low maintenance with artificial grass, and a patio area ideal for garden furniture.

### Garage & Parking

Driveway parking large enough for accommodating a caravan or two vehicles. Single garage with power and lighting, accessed via the rear garden and utility room.



## DIRECTIONS

From our office, turn left along Wallbridge and turn left at the traffic lights along New Road. Take the left hand turning into Ellworthy Court and turn left again and the property will be on your left hand side.

## AGENTS NOTE

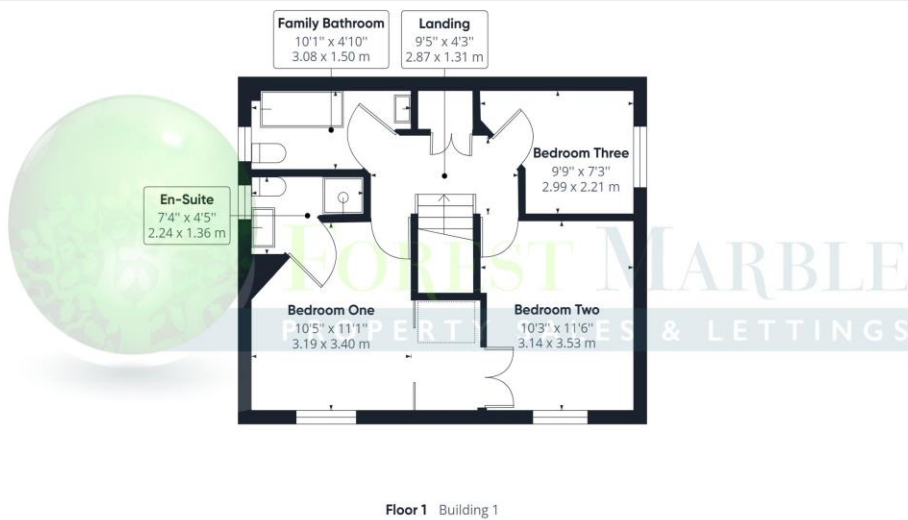
The vendor has made us aware that there is an ongoing management fee of £10pcm. At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve 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>**  
 874.09 ft<sup>2</sup>  
 81.21 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

