



FOREST MARBLE
PROPERTY SALES & LETTINGS

Eastgate Court Frome, BA11 1FA

£390,000

Call Forest Marble 24/7 after interacting with the virtual tour to book your viewing of this spectacular brand new three double bedroom property within a stones throw of Frome town center. Consisting of lounge/diner, large kitchen with utility cupboard and spacious bedrooms which are big enough to add further reception rooms if required. You will find fantastic views over the town from the front windows and gardens to the rear. The properties are sold already carpeted upstairs, with solid wood floors to the kitchen and lounge areas and fitted appliances. To view the virtual tour please follow this link: <https://premium.giraffe360.com/forestmarble/eastgatecourtsh/>



Stunning New Build Family Home

Fully Fitted

Tandem Garage

Large Bedrooms

Oak Doors and Floors

Available Now

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

SITUATION

This new development sits close to the town centre and is beautifully laid out creating a peaceful setting of just ten properties. You will find a large common area which is mainly laid to grass and has seating areas for you to enjoy. You will find yourself within close proximity to the local nursery & primary school, train station, local post office store, public house, fish & chip shop and supermarket. A short stroll will take you into the main town itself. 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 might 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 5' 9" x 3' 5" (1.75m x 1.04m)

Stepping into the property, you are met with access to your garage to one side and freshly carpeted stairs leading to the first floor.

Lounge 16' 3" (max) x 13' 7" (4.95m x 4.14m)

Being brand new, the presentation of this room is of an impeccable standard, with attractive engineered wood flooring and French doors leading to the rear garden welcoming in natural light. A fantastic space where you can house both living and dining furniture in a variety of layouts. Hidden to one side, are stairs leading to the second floor.

Kitchen 9' 8" x 10' 6" (max) (2.94m x 3.20m)

A stunning contemporary kitchen with brand new fitted appliances including an integrated dish washer, fridge & freezer and electric oven under the cooker hood. Ample storage found within a variety of wall and base units topped with modern marble effect work surface, with an



inset stainless steel sink and drainer unit. A Juliet balcony allows you to open up the French doors and let in the fresh air whilst enjoying the views across Frome. Door opening up in to the utility cupboard.

Utility Cupboard 5' 11" x 2' 8" (1.80m x 0.81m)

The utility cupboard offers a continuation of work surface, with plumbing for a washing machine.

Cloakroom 5' 9" x 3' 10" (1.75m x 1.17m)

Comprising of a WC, a wash hand basin with vanity unit under and a chrome hand towel rail.

Second Floor Landing

Upon reaching the second floor landing, you are met with access to bedrooms two and three, and the family bathroom.

Bedroom Two 13' 10" (max) x 13' 7" (4.21m x 4.14m)

A large double bedroom boasting spectacular views across Frome thanks to its elevated position. Here you can comfortably fit your double bed and other bedroom furniture to create an excellent bedroom, perfect for a teen or guests. If three bedrooms are not required this would also make for a fantastic extra reception room.

Bedroom Three 9' 1" x 10' 4" (max) (2.77m x 3.15m)

A further double bedroom overlooking the garden to the rear. Plenty of space for your double bed and bedroom furniture. With extra useable floor space thanks to the double built in wardrobe, which also houses the gas combi boiler.

Bathroom 8' 4" x 7' 2" (2.54m x 2.18m)

An excellently presented modern bathroom consisting of a bath, a wash hand basin with vanity under, WC and chrome towel rail. Tiling to the splashbacks.

Bedroom One 13' 6" (max) x 13' 8" (4.11m x 4.16m)

This double bedroom is incredibly spacious with an added sense of peacefulness, tucked away on the top floor away from the hustle and bustle of the rest of the house. Two velux windows brightening this already fresh and airy room, with an abundance of storage within the built in cupboard and the eaves. Door leading to the ensuite.

Ensuite 8' 6" x 6' 9" (max) (2.59m x 2.06m)

Comprising of a shower cubicle, a wash hand basin with vanity unit under, a WC and a chrome hand towel rail, with a sun tube to the ceiling. Access to the storage room, continuing on to further eaves storage.



Storage Room

The storage room provides a handy area for storing away a variety of your belongings, whether it be a place for clothes shoes and bags or other items.

Eaves Storage

You will find no shortage of space within bedroom one, with a continuation of the storage found cleverly tucked under the eaves.

Rear Garden

Accessed from the first floor of the property and via a rear access gate, the garden is mainly laid to lawn with a patio area directly in front of the patio doors ideal for a table and chairs where you can sit back and enjoy the sunshine. Path leading along the side to the rear gate.

Parking

Driveway parking directly in front of the property.

Garage 32' 5" x 13' 10" (max) (9.87m x 4.21m)

An incredibly spacious integral garage with power, lighting, and an electric roller door. Thanks to the considerable size of the property, there is space for parking as well as additional workshop space. The world is your oyster.

DIRECTIONS

From our offices on Harris Close turn right onto Wallbridge and head toward Frome Town Centre. Fork right at the traffic lights onto Portway and then cross the mini roundabout, first exit. Continue up Christchurch Street East and the entrance to the development property will be on your left hand side, just before you head up Wesley Slope.

AGENTS NOTE

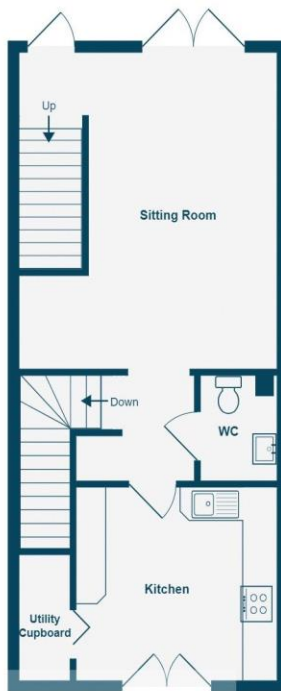
There will be a management company formed which will consist of the freehold owners of the properties on the development for the purpose of managing the common areas of this small exclusive development. **It is to also be noted that the pictures & VR tour used are of the show home and are for indicative purposes of the build quality and finish of the development.** 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 Bath, Frome, Gillingham, 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.



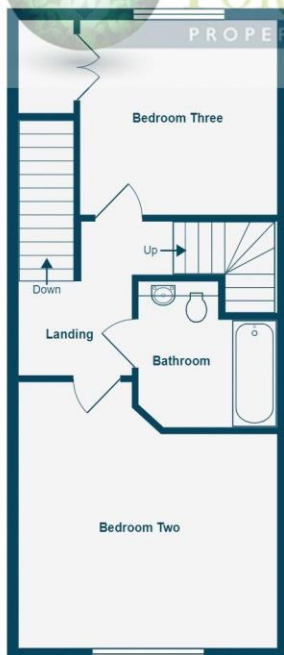
MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. Consumer Protection from Unfair Regulations 2008: The Agents 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.



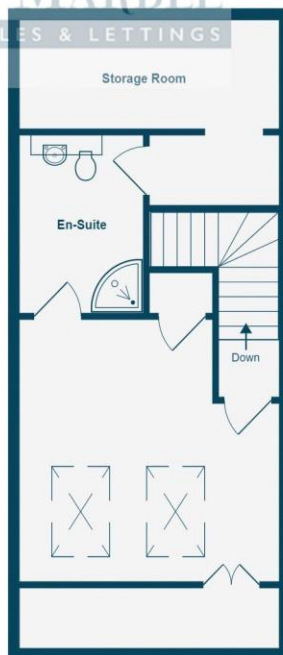
Ground Floor
Area: 449 ft²



First Floor
Area: 444 ft²



Second Floor
Area: 446 ft²



Third Floor
Area: 447 ft²

Total Area: 1786 ft²

All measurements are approximate and for display purposes only