



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

## Rosemary Way Frome, BA11 5ET **£315,000**

Interact with the virtual reality tour before calling Forest Marble 24/7 to book your viewing of this immaculate detached three bedroom property found tucked away within a modern residential development on the fringes of Frome. Built just a few years ago, the presentation throughout the property is still just like new, with downstairs accommodation comprising of a contemporary kitchen diner, a sizeable lounge and downstairs cloakroom. Upstairs the property offers you three good sized bedrooms, with a modern ensuite to the main room, and a family bathroom. Continuing to meet the high standard the internal presentation boasts, the rear garden is decorated beautifully with an array of colourful plants and shrubbery. Off road parking can be found in front of the property, as well as the single garage. To interact with the virtual reality tour, please follow this link:

<https://premium.giraffe360.com/forestmarble/rosemaryway3/>



**Detached Modern Family Home**

**Immaculate Presentation**

**Private Rear Garden**

**No Onward Chain**

**Ensuite Facilities**

**Garage & Parking**

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[www.forestmarble.co.uk](http://www.forestmarble.co.uk)

## SITUATION

Found on the edges of Frome and situated in the heart of this popular modern development and boasting a rare opportunity to buy this style of house. Lichen Road is a great spot for access to transport links in and out of Frome, as well being only a short jaunt into the town via Rodden Meadow. 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

### Hallway

Stepping into the property, the hallway connects you to the lounge, kitchen diner and stairs to the first floor.

### Lounge

This sizeable lounge offers the new owners a variety of options for how they wish to configure their living furniture. Doors leading out to the rear garden.

### Kitchen Diner

This contemporary kitchen diner looks almost the same as it would have brand new with a variety of modern fittings. Comprising of a variety of wall and base units topped with wood block effect work surface with an inset stainless steel sink drainer. You will find space for your fridge freezer along with an integrated oven with a gas hob under the stainless steel cooker hood. Plenty of space for your dining table and chairs when you can look forward to enjoying family meals.

### Utility room

The utility room is accessed via the kitchen diner, with a door to the rear garden.



### Cloakroom

A modern downstairs cloakroom accessed from the utility room.

### Bedroom One

A sizeable double bedroom with ample room to accommodate your bedroom furniture in a variety of different configurations. Windows to the front, side and rear all providing sunny views you can look forward to waking up to.

### Ensuite

Accessed from the main bedroom with a walk in shower cubicle, wash hand basin and WC. Tiling to the splashbacks.

### Bedroom Two

Sat to the front of the property, this double bedroom is presented beautifully. Ideal for a guest or teen's room.

### Bedroom Three

The third bedroom is well proportioned enjoying views overlooking the garden. Ideal as a large study if the use as a bedroom is not required.

### Bathroom

A modern bathroom comprising of a bath with shower over, a WC and wash hand basin with a vanity unit over. Tiling to the splashbacks.

### Rear Garden

A delightful rear garden decorated beautifully with an array of thriving shrubs and colourful plants. Mainly laid to lawn, with paved steps leading down to the rear access gate.

### Parking & Garage

Parking and the garage can be found to the side of the property.



## DIRECTIONS

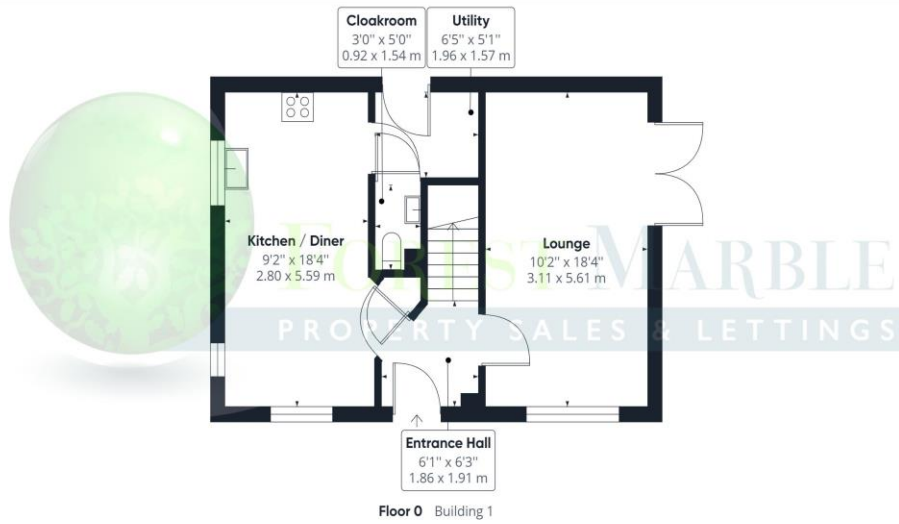
From our offices turn left down Wallbridge and at the round-about take the 2nd exit. Drive on to Edmond Park and follow the road and turn right onto Lichen Road. Turn right again onto Rosemary Way and the property will be on your left hand side.

## AGENTS NOTE

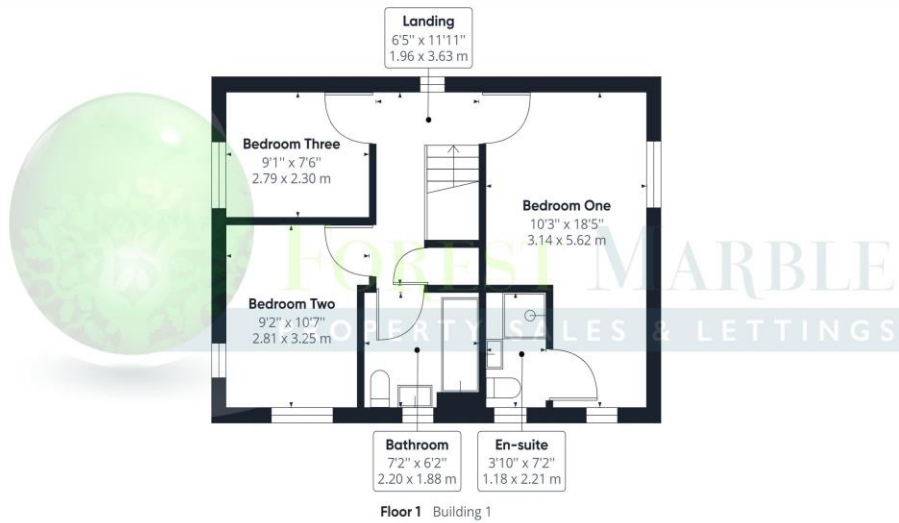
We are informed there is a management fee payable which is expected to be approximately 150 per annum, which will be confirmed shortly. Further information including internal photographs will also follow. At Forest Marble estate agents we bring together all of the latest technology and techniques available 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 (one of our local team is available when you have time 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, Westbury, Warminster, Trowbridge, Gillingham, 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>  
 930.51 ft<sup>2</sup>  
 86.45 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.

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