



## Eastwood Close, Frome

£425,000

Council Tax Band D Tax Price £2,267 pa



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS



**Interact with the virtual reality tour and then call Forest Marble 24/7 to come and view this stunning three bedroom detached family home in a terrific location on the Critchill side of Frome. The property has been expertly modernised in recent years and is now offering a sumptuous downstairs flexible living space with the addition of a handy sun room; upstairs you will find three bedrooms and a family bathroom with separate shower. Outside you have plenty of parking in front of the garage and a pleasant rear garden to enjoy those lazy Sunday afternoons. To interact with the virtual tour please follow the link: [click here for VR](#)**

### **What The Vendor Loves About Their Home**

Having lived in the property for the last nine years, we have thoroughly enjoyed living here. When looking for our family home, being on the Critchill side of town was important, so we could have easy access to the schools and Victoria Park. Then to find a detached home at the end of a cul de sac was a real bonus. The space on offer downstairs with a young family was important to us and the house has not disappointed with the conservatory providing the perfect play room for the kids, on top of the large kitchen / breakfast room! We have enjoyed modernising the property and we feel it now offers everything that people would want from a family home. We wish the new owners all the happiness in the world in their new home.

### **Key Features**

- Detached 3 Bedroom Family Home
- Large Kitchen Breakfast Room
- Two Reception Rooms
- Sun Room
- Presented to a High Standard
- Close to Oakfield Academy & Trinity School



## Rooms

### Entrance Hall

13'7" x 3'7" (4.18m x 1.13m)

### Living / Dining Rooms

22'11" x 11' (6.74m x 3.35m)

### Kitchen / Breakfast Room

11'8" x 17'4" (3.60m x 5.30m)

### WC

4'6" x 2'6" (1.40m x 0.79m)

### Sunroom

11'10" x 8'10" (3.38m x 2.47m)

### Landing

9'5" x 6'3" (2.90m x 1.92m)

### Bedroom 1

9'10" x 8'8" (2.77m x 2.68m)

### Bedroom 2

9'11" x 8'10" (2.78m x 2.47m)

### Bedroom 3

6'6" x 9'5" (2.01m x 2.90m)

### Family Bath and Shower Room

6' x 8'11" (1.83m x 2.47m)

## Garage

17'10" x 8'8" (5.21m x 2.68m)

## Parking

Parking for multiple vehicles to the front of the property

## Gardens

The rear garden has a patio to the rear of the property and is mainly laid to lawn with herbaceous borders. There is a raised decking to the corner of the garden.

## Directions

From our offices turn right and continue up Wallbridge and bear right onto Portway. Follow this road until you meet the T-Junction and turn left, continue down Butts Hill and turn right along Somerset Road. Continue along and turn left onto Critchill Road and turn right into Westover. Turn right onto Westwood Drive and immediately right again into Eastwood Close where the property can be found towards the end on the left hand side.

## Agents Notes

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.



**Ground**

- Garage: 17'1" x 8'8"
- Kitchen: 11'8" x 17'4"
- WC: 4'5" x 2'6"
- Hallway: 13'7" x 3'7"
- Living Room / Dining Room: 22'11" x 11'0"
- Sunroom: 11'10" x 8'10"

**Floor 1**

- Bedroom: 6'5" x 9'5"
- Bedroom: 9'11" x 8'1"
- Bedroom: 9'10" x 8'8"
- Bathroom: 6'0" x 8'11"
- Landing: 9'5" x 6'3"

**Approximate total area<sup>(1)</sup>**  
1113.14 ft<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**

**Forest Marble Ltd**

Forest Marble, 4 Harris Close, Frome BA11 5JY

**Call:** 01373 482900

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

**Email:** [will.parfitt@forestmarble.co.uk](mailto:will.parfitt@forestmarble.co.uk)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			