



Clumber Drive, Frome

£385,000

Council Tax Band D

Tax Price £2,267 pa



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

**Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange your viewing of this fantastic detached 'up-side down' house that is found within a few minutes' walk of Frome town centre. The house benefits from three well proportioned bedrooms, including en-suite to the primary bedroom, as well as spacious living areas briefly comprising of a dual aspect kitchen diner and a large main reception room that has ample space for lounge and dining furniture. Externally you will enjoy the low maintenance private, enclosed garden and the elevated timber decking that allows for great rooftop views over the surrounding area. The garden spaces enjoy lots of light through the day and this is also reflected in the living spaces that have a bright and airy feel. Parking is available for two vehicles immediately outside of the house. To interact with the virtual tour please follow this link:**

[Click Here](#)

### **What our Vendor Loves**

Our seller bought this property as new build in 2020 and has thoroughly enjoyed the time spent here. The house appealed immediately as it offered fantastic open living spaces and the bedrooms were all really good sizes. The location is excellent as it is an easy walk into town and the cul-de-sac is a no through road which means it is very quiet with little passing vehicle or foot traffic. The outside spaces are low maintenance and offer enough space to enjoy during the sunnier months and spend time relaxing. The balcony style terrace is a lovely spot to sit and enjoy the view and the French doors from the living room are always open to let the light and fresh air in. The slightly quirky style, wit the bedrooms on the lower floor is a nice touch and make the house feel deceptively large.

### **Key Features**

- Detached House
- Three Bedrooms
- Driveway Parking
- Elevated Views
- Private Enclosed Garden
- Close to Town Centre and Amenities





## Rooms

### Entrance Hallway

6'3" x 9'8" (1.91m x 2.95m)

### Kitchen Diner

19'2" x 8'8" (5.84m x 2.64m)

### Main Reception and Living Room

18'6" x 13'3" (5.64m x 4.04m)

### Cloakroom

5'0 x 5'2" (1.52m x 1.58m)

### Lower Hallway

6'3" x 9'8" (1.91m x 2.95m)

### Bedroom One

12'6" x 13'4" (3.81m x 4.06m)

### En-Suite

5'7" x 7'10" (1.70m x 2.39m)

### Bedroom Two

9'4" x 13'3" (2.84m x 4.04m)

### Bedroom Three

9'3" x 9'9" (2.82m x 2.97m)

### Parking

Off-street driveway parking for two vehicles

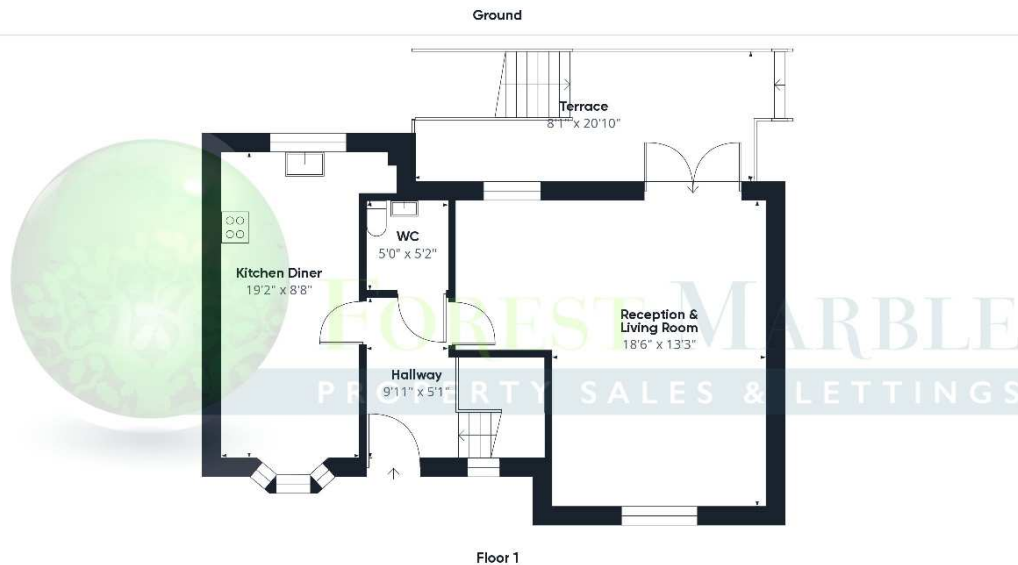
## Directions

From our office turn left onto Wallbridge and left at the traffic lights onto New Road. Proceed under the railway bridge and along Rodden Road to the traffic lights. At the lights turn left and left then left again at the end of Berkley Road onto Fromefield. Take the first turning on the right onto Welshmill Road and then second right onto Park Hill Drive (just after you go pass the playground on your left). Follow the road up and turn left into Clumber Drive where the house will be on your left hand side.

## Agent 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.





Approximate total area<sup>(1)</sup>

1143.23 ft<sup>2</sup>

Balconies and terraces

139.72 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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)

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.

