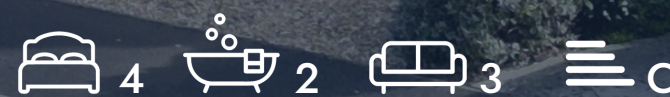




15 Wellow Drive, Frome, BA11 2DU

£625,000





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£625,000

The property is approached via a spacious driveway that leads to a double garage, providing ample off-road parking (two cars) and EV charging. The gravelled front garden is tidy and low maintenance.

A pathway leads to the front door and also a side path between the house and garage to a private enclosed rear garden. The garden is laid mainly with astroturf and has a large paved patio with a glass covered heated seating area. There is also plumbing and electricity to one corner for a hot tub which is available by separate negotiation.

Once inside you will find a study and a downstairs cloakroom along with a formal living room with a large bay window and a coal effect gas fire with oak mantelpiece.

The heart of the home is an impressive, spacious open-plan kitchen, dining and living space, perfect for entertaining and everyday family life. The kitchen features high-gloss grey cabinets, sleek handle-less design, integrated appliances, and a striking 3D-effect geometric splashback. The kitchen and dining area are partitioned by a breakfast bar seating area, complemented by stylish pendant lighting.

There is a useful utility room housing the boiler, with matching cabinets and space for 2 appliances. The bright and airy rear extension is currently being used as a family room and is flooded with natural light from both the large skylight and full-width bi-fold doors, which open seamlessly onto the rear garden, creating a perfect indoor-outdoor flow.

Upstairs there are 3 good sized double bedrooms and 1 small double. 3 bedrooms have large built in wardrobes. There is a modern fully tiled ensuite shower room and a separate fully tiled family bathroom with shower over bath.

Wellow Drive is a quiet, family-friendly cul-de-sac with a community feel. The town's sports centre is nearby. Frome's vibrant town centre is easily accessible, as is the well-connected train station, offering services to London, Bath, Bristol and beyond.

Families will appreciate the proximity to highly regarded primary schools and Frome College. A historic market town, Frome is known for its character, boasting more listed buildings than any other town in Somerset. It offers a variety of amenities, including shopping, cafés, pubs, theatres, a cinema, and excellent educational and recreational facilities.



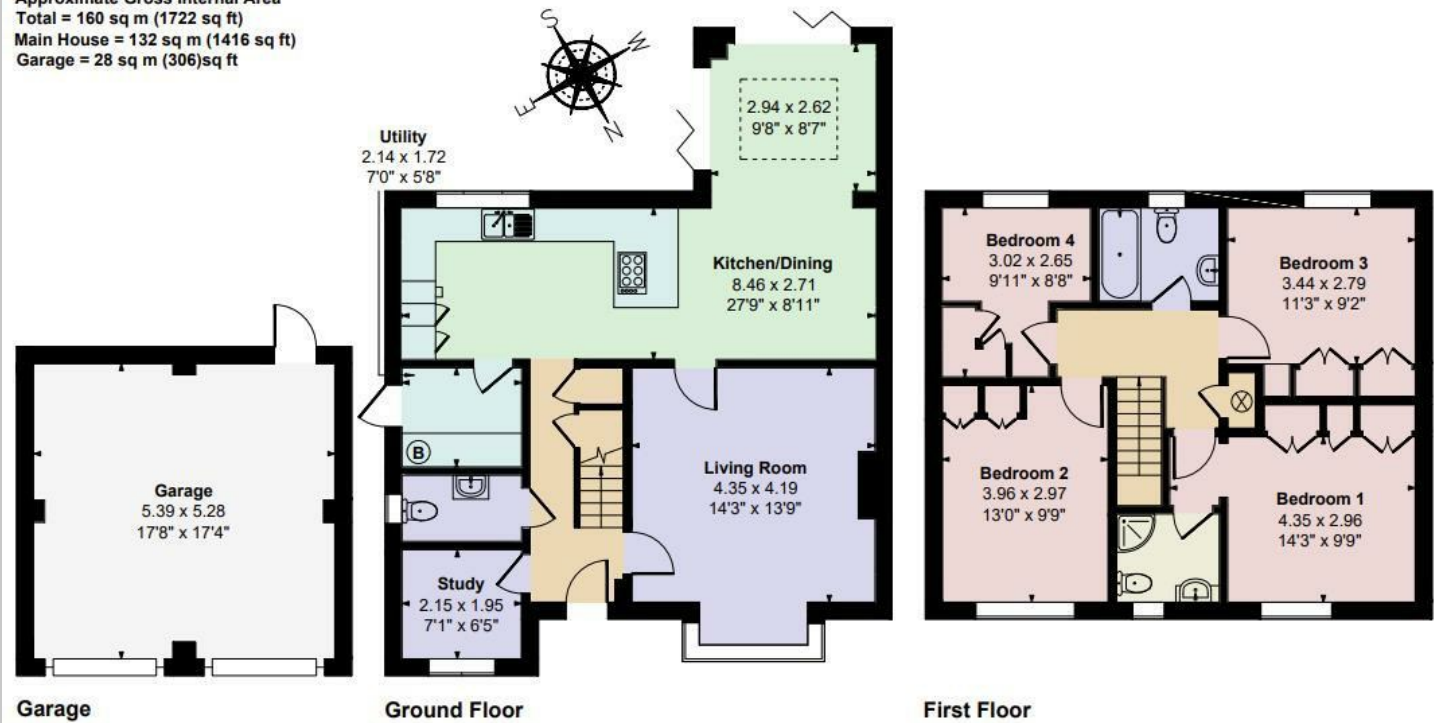




Floor Plans

15 Wellow Drive, Frome, BA11 2DU

Approximate Gross Internal Area
Total = 160 sq m (1722 sq ft)
Main House = 132 sq m (1416 sq ft)
Garage = 28 sq m (306)sq ft



© Meyer Energy 2024. Drawn to RICS guidelines. Not drawn to scale.
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.

Viewing

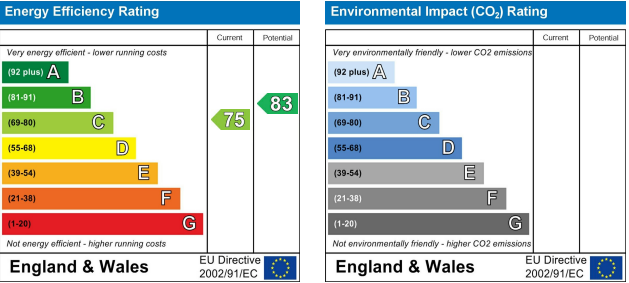
Please contact our Rivendell Estates Office on 01373 489 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph



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