



44 Dragonfly Close Frome BA11 5BX

Guide Price £595,000

A beautiful and substantial executive house built by David Wilson Homes in 2018. Of a design and style that is not being re produced on the New Francis Field development. This immaculate family home has the benefit of four double bedrooms, the large main bedroom benefitting from a range of fitted wardrobes (as all the bedrooms do) and an en-suite shower room. The ground floor has an impressive kitchen/dining room that spans the width of the ground floor with plenty of fitted units and integral appliances, along with an adjacent utility room. There is a downstairs WC, Study and the living room at the rear. The rear garden has been landscaped with plenty of seating areas, an attractive lawn with shrub borders and young planted trees. The double garage is at the side of the house with an electric door, power and light with the driveway in front.



Residential Sales

Knowledge and service is key; this coupled with confidence and motivation make this department a formidable force, with local knowledge comes the confidence to be able to offer the service you expect. Knowing the value of your home is very difficult to predict; using our experience and in-trade tools available to us will give you the best chance of achieving the greatest price from the most suitable buyer in a time frame that works with you.

Residential Lettings

Looking after your investment is our main objective, finding quality tenants and maintaining the property to a high standard makes for a 'Happy Tenancy', our no hidden extras fee structure is highly competitive (if not cheaper) than most agents.

Commercial Sales and Leasing

Having been one of the main local commercial agents in the town; over the past decade; we have able to assist in modelling the centre by grouping like minded shops enabling them to support each other. In addition we have let numerous industrial units and office complexes in the Commerce Park, Marston and Wallbridge trading estates to both small and large organisations. We believe being passionate about Frome enables us to convince companies relocating or expanding to the area.



- 1587 Sqft Executive Detached House
- Sought After Development Built By David Wilson Homes in 2018
- One of The Largest Houses Available On Dragonfly Close With Plenty Of Dual Aspect Rooms
- Edge Of the Development Overlooking A Green And Playing Field
- Impressive 20' Kitchen/Dining Room, Utility Room, Downstairs WC
- Living Room With Bay Window Overlooking Greenery & Patio Doors To The Garden
- Four Double Bedrooms With An Impressive Main Bedroom With En-Suite Shower Room
- Four Piece Family Bathroom Suite. Gas Central Heating, Double Glazed Windows & Doors
- Stylish Landscaped Gardens
- Double Garage With Electric Door & Driveway Parking

- Living Room 16' 5" (5m) x 12' 6" (3.81m)
- Kitchen Area 13' 5" (4.09m) x 11' 3" (3.43m)
- Dining Area 13' 5" (4.09m) x 8' 11" (2.72m)
- Utility Room 6' 10" (2.08m) x 4' 10" (1.47m)
- Study 9' 0" (2.74m) x 8' 1" (2.46m)
- Bedroom One 17' 5" (5.31m) max x 12' 2" (3.71m)
- En-Suite 5' 7" (1.7m) x 6' 9" (2.06m) max
- Bedroom Two 14' 7" (4.44m) x max x 9' 3" (2.82m)
- Bedroom Three 11' 5" (3.48m) x 10' 9" (3.28m)
- Bedroom Four 11' 5" (3.48m) x 8' 10" (2.69m)
- Bathroom 8' 9" (2.67m) x 6' 6" (1.98m)
- Double Garage 18' 1" (5.51m) x 17' 5" (5.31m)



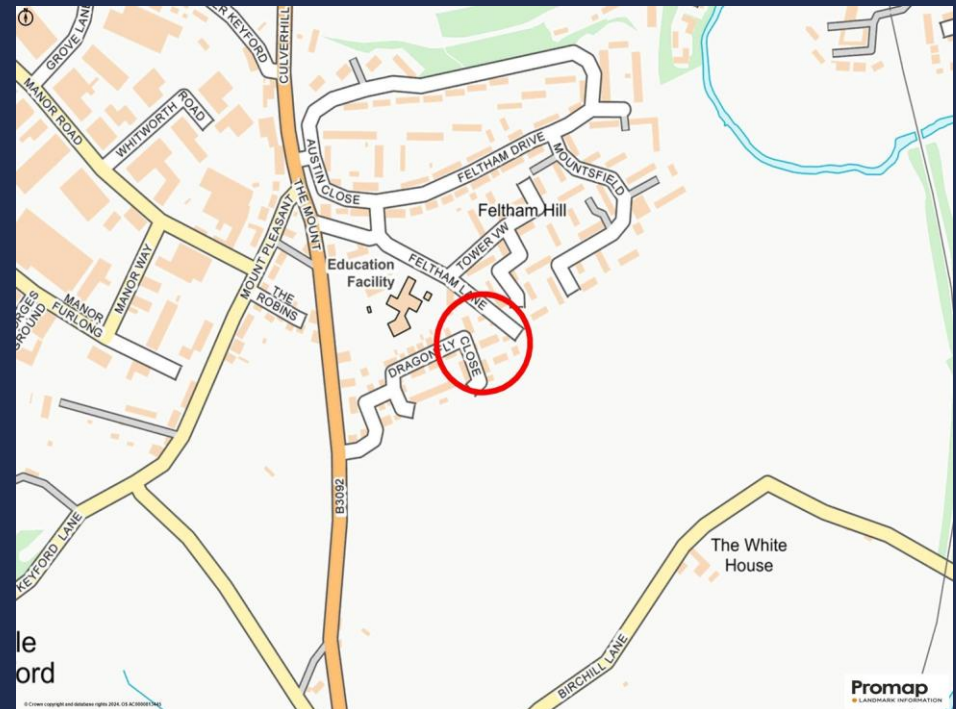
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The Tenure is Freehold With An Annual Development Charge of approximately £136.88

Electricity, Gas, Mains Water and Drainage are connected.

The Council Tax Band is F £3688.66 for 2025/26



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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