



**Connells**

Waverley Close  
Frome



## Property Description

A beautifully presented four-bedroom family home, ideally situated in the sought-after town of Frome. This spacious and thoughtfully maintained property offers versatile living accommodation, perfect for modern family life.

The ground floor provides a welcoming entrance hall leading to a bright and generous living room, complemented by a stylish, well-appointed kitchen and dining area ideal for entertaining. Upstairs, four well-proportioned bedrooms offer flexible space for growing families, home working, or guest accommodation, alongside a contemporary family bathroom.

Externally, the property truly excels. The rear garden has been designed with both relaxation and entertaining in mind, featuring a superb log cabin complete with a dedicated hot tub room - a perfect year-round retreat. The garden offers a wonderful balance of patio and lawned areas, creating a private and enjoyable outdoor space.

Further benefits include a modern heat pump system, solar panels for improved energy efficiency, and ample storage throughout the home, ensuring practicality matches comfort.

This is an exceptional opportunity to acquire a well-presented, energy-conscious family home in one of Somerset's most desirable market towns. Early viewing is highly recommended.

## Entrance Porch

Door to front. Window to side. Cloaks cupboard. Door to Entrance Hall.

## Entrance Hall

Stairs rising to first floor. Radiator. Doors to Lounge & Dining Room.

## Lounge

15' 5" x 13' 11" ( 4.70m x 4.24m )

Generous size room with window and patio doors to rear, overlooking and leading to garden. Fire place. Radiator. Understairs cupboard.

## Dining Room

11' 3" x 8' 9" ( 3.43m x 2.67m )

Window to front aspect. Radiator. Door to Kitchen. Open access to Lounge.

## Kitchen

17' 1" x 6' 2" ( 5.21m x 1.88m )

Window to side aspect & door to rear, opening to garden. Comprising a wealth of wall and base units, providing ample storage, with work surfaces over & splashback tiling. Inset ceramic one and half bowl sink and drainer unit with mixer tap. Slot in range style five ringed hob cooker with cookerhood over. Space for appliances. Radiator. Door to Laundry Room.

## Laundry Room

Window to front aspect. Work surface with space under for appliance. Radiator. Door to Cloakroom.

## Cloakroom

Obscure window to front. Suite comprising wash hand basin and low level wc. Radiator. PVC wall panelling.

## Landing

With stairs rising from Entrance Hall. Doors to Bedrooms & Shower Room. Loft access.

## Bedroom One

15' 5" x 13' ( 4.70m x 3.96m )

Two windows to front aspect. Two built in wardrobes. Radiator.

## Bedroom Two

9' 4" x 8' 8" ( 2.84m x 2.64m )

Window to rear, overlooking garden. Built in storage / wardrobe. Radiator.

## Bedroom Three

10' 2" x 6' 2" ( 3.10m x 1.88m )

Window to front aspect. Radiator.

## Bedroom Four

9' 4" x 6' 2" ( 2.84m x 1.88m )

Window to rear aspect. Built in wardrobe. Radiator.

## Shower Room

Obscure window to rear. Suite comprising corner shower cubicle, wash hand basin and low level wc. PVC wall panelling. Radiator / towel rail.

## Log Cabin

13' 4" x 8' 10" ( 4.06m x 2.69m )

Windows & french doors to garden. Power & light.

## Storage Area's

Doors lead to three storage areas adjoining the log cabin.

## Hot Tub Room

14' 1" x 9' 6" ( 4.29m x 2.90m )

Windows to three sides. Door to front from garden. Power & light. Seating area. Hot tub.

## Front Garden

Laid to lawn with mature shrubs & plants. Path to front door under arch for climbers. Garden pond. Storage shed. Side gated access to rear.

## Rear Garden

Enclosed by fencing and laid to decking and artificial lawn. Access to log cabin & hot tub room. Path to the side leads to the front. Gravelled path behind hot tub room leads to Garage.

## Garage

Located in a nearby block. Single garage with up and over door. Access path from rear garden,





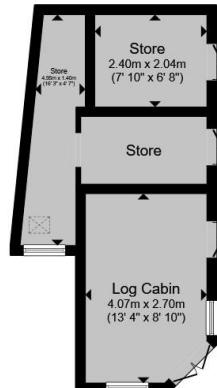




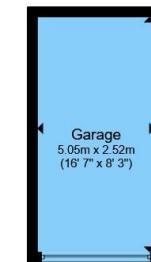
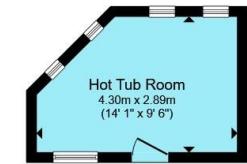
**Ground Floor**



**First Floor**



**Outbuilding**



Total floor area 153.3 m<sup>2</sup> (1,650 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: B    Council Tax  
Band: B

Tenure: Freehold

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