



## 4 Stourton View Frome BA11 4DY

**Guide Price £379,999**

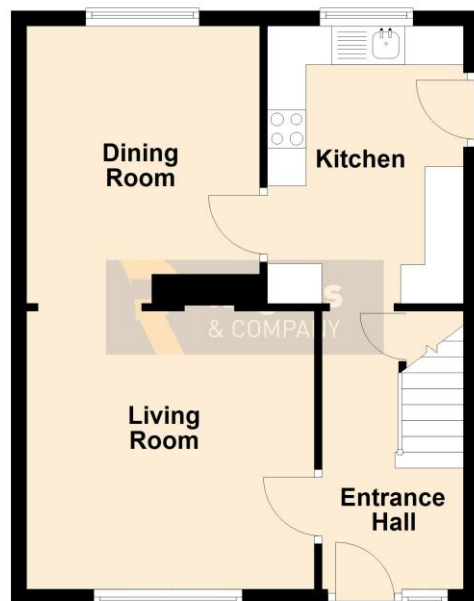
This spacious three-bedroom family home, originally built in the 1970s, has been comprehensively modernised by the current owners to a high standard throughout. Occupying a generous corner plot, the property offers excellent potential for further extension to the side and rear (subject to the necessary planning consents).

The house is surrounded by well-proportioned gardens on three sides and benefits from a garage along with driveway parking. Internally, it features a contemporary kitchen and stylish shower room, complemented by modern décor and high-quality flooring throughout.

Additional advantages include double-glazed windows and an efficient gas-fired central heating system powered by a Worcester combination boiler, making this an ideal, move-in-ready family home with scope for future enhancement.

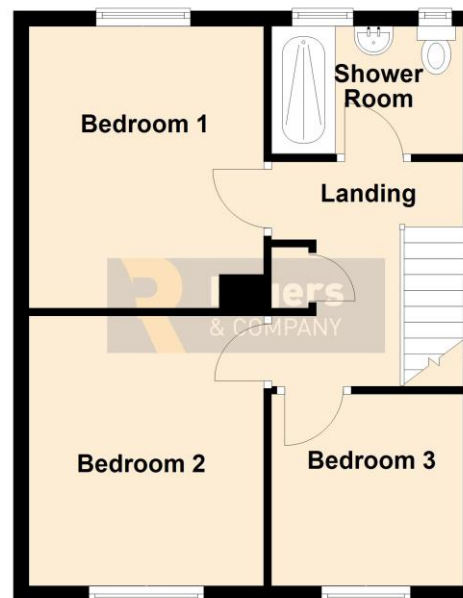
### Ground Floor

Approx. 41.4 sq. metres (445.2 sq. feet)



### First Floor

Approx. 41.2 sq. metres (443.6 sq. feet)



Total area: approx. 82.6 sq. metres (888.8 sq. feet)

### 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.*



- 888 Sqft Semi-Detached House
- Close To Victoria Park With Open Fields A Couple Of Minutes Walk
- Generous Plot With Scope To Extend & Improve
- Gardens To Three Sides
- Excellent Condition Throughout
- Contemporary Kitchen
- Modern Shower Room
- Single Garage And Driveway Parking
- Gas Fired Central Heating With A Modern Combination Boiler
- Double Glazed Windows & Doors

- Living Room 12' 3" (3.73m) x 11' 10" (3.61m)
- Dining Room 11' 10" (3.61m) x 9' 11" (3.02m)
- Kitchen 11' 11" (3.63m) x 8' 4" (2.54m)
- Bedroom One 12' 0" (3.66m) x 10' 0" (3.05m)
- Bedroom Two 11' 6" (3.51m) x 10' 0" (3.05m)
- Bedroom Three 8' 2" (2.49m) x 8' 2" (2.49m)
- Shower Room 8' 3" (2.51m) x 5' 9" (1.75m)



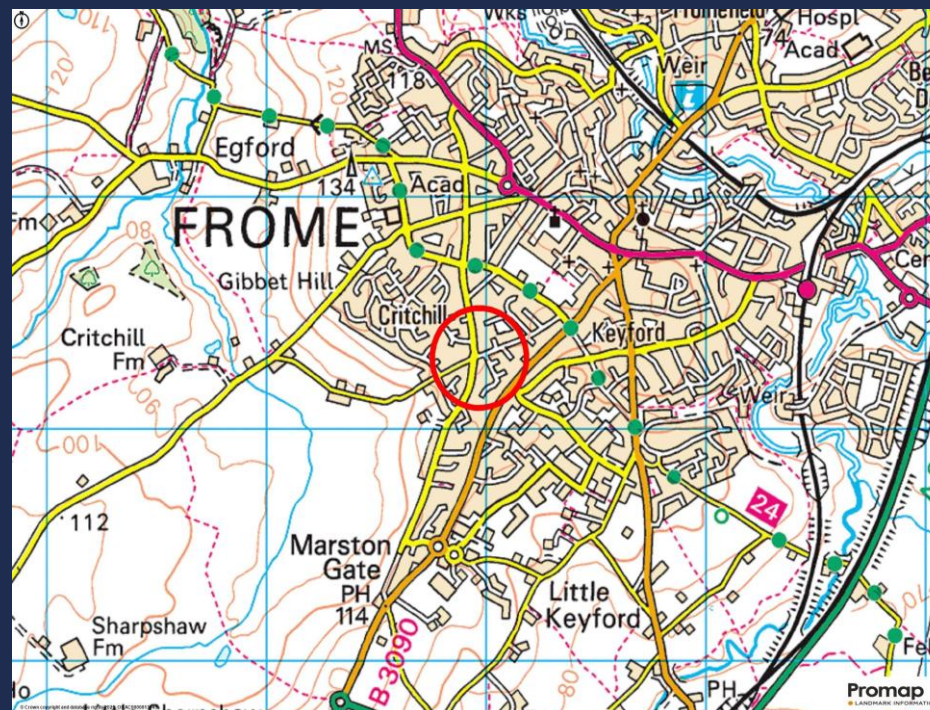
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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The tenure is freehold

All Main Services are connected

The Council Tax band is C and is charged at £2,388.16 for 2026/27



**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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