



Alder Walk, Frome

£475,000

Council Tax Band D Tax Rate £2,560 per annum



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange your viewing of this spacious four-bedroom detached family home, tucked away in the corner of a peaceful cul-de-sac on the Bath side of Frome. The property is conveniently located close to local amenities including shops, a hospital and local schools. As you step inside, you are welcomed by a charming entrance hallway with a handy downstairs WC. Moving through, you will find a substantial living room featuring sliding patio doors that open out onto the garden, flooding the space with natural light and offering a lovely outlook. The fully modernised kitchen has been finished to a high standard, providing generous storage and a great space for both cooking and entertaining. Further into the home, there is an additional lounge complete with an electric fireplace, creating a fantastic second reception area. This allows access to the ground floor bedroom and wet-room style en-suite, making it an ideal setup for accessible or multi-generational living. Upstairs, the property offers three well-proportioned double bedrooms along with a modern family bathroom. Outside, the wrap-around garden provides a fantastic space to enjoy outdoor living, whether that's entertaining guests, gardening, or simply relaxing in the warmer months. This home also enjoys a single integral garage, while the front of the property offers a lush green garden and driveway parking for one vehicle. To view the virtual tour please follow this link:[Click Here](#)

Situation

This exceptional home sits on the North side of Frome and boasts a great location surrounded by green spaces, rural walks and access the countryside. Bus stops are found within a few moments' walk of the front door with routes to Frome Town Centre, direct to Bath and all surrounding villages. Frome itself is one of Somerset's finest artisan towns which boasts a fantastic spirit of togetherness. There is a wide range of supermarkets, public houses, theatres, schools, college and a sports centre as you would expect. However Frome prides itself on the great selection of independently run shops that line the historical cobbled streets, while away your days sipping coffee in one of the cafes or buying gifts from the amazing boutiques. Frome is well known for its weekly markets and monthly artisan market on a Sunday which draws people from all around. There is a rail service that is on the Paddington Line and also feeds into the cities of Bath & Bristol. Transport links will have you quickly out onto the ring road and the cities of Bath, Bristol & Salisbury are well within reach.

Key Features

Detached Family Home

Flexible Accommodation Over Two Floors

Suitable for Multi-Generational Living

Four Bedrooms

Large Corner Plot

Offered With No Onward Chain



Rooms

Hallway

5'4" x 4'7" (1.62m x 1.40m)

Living Room

9'11" x 23'9" (3.02m x 7.24m)

Kitchen

10'9" x 15'1" (3.28m x 4.60m)

Lounge

10'10" x 18'8" (3.30m x 5.69m)

Bedroom Four

9'9" x 10'10" (2.97m x 3.30m)

En-Suite

9'10" x 7'7" (3.00m x 2.31m)

WC

5'10" x 15'1" (1.78m x 4.60m)

First Floor Landing

6'4" x 2'11" (1.93m x 0.89m)

Bedroom One

10'0 x 12'2" (3.05m x 3.71m)

Bedroom Two

10'0 x 11'4" (3.05m x 3.45m)

Bedroom Three

10'10" x 8'0 (3.30m x 2.44m)

Bathroom

7'5" x 5'8" (2.26m x 1.73m)

Garage

21'3" x 8'8" (6.48m x 2.64m)

Directions

From our office at Harris Close, turn left onto Wallbridge and then left at the traffic lights onto New Road. Continue onto Rodden Road and then onto Bath Road. At the second set of traffic lights turn left onto Princess Anne Road, this will take you onto Stonebridge Drive. Proceed across two mini roundabouts and take the (second) left hand turn that will take you onto Alder Walk where the house can be found toward the rear of the close on the right hand corner plot.

Agent Notes

This is a probate sale and Forest Marble are marketing this property on behalf of executors. We are informed that probate has not yet been granted. Additional material information may be available from the agent. 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 outcome 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.





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