



## Wallington Way, Frome

£325,000

Council Tax Band C Tax Rate £2,276 per annum



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact **Forest Marble 24/7** to arrange you viewing of this beautifully presented modern home that is located on a very popular modern residential development on the fringes of Frome. Wallington Way is a generously proportioned three bedroom family home that offers exceptional living space and large double bedrooms in addition to en-suite facilities. You will enjoy a real sense of space and light here, there are multi aspect windows that allow an abundance of light into the home throughout the day and you will appreciate the large landing on the first floor that creates a pleasing, open feel as you climb the stairs. The ground floor living space incorporates a fabulous main living room that offers ample space for lounge and dining furniture with French doors opening out the rear garden with its decked seating that is a great spot to enjoy evening drinks or family barbeques. The modern fitted kitchen is brilliantly well equipped and included lots of handy storage and integrated appliances, with the room also including space for breakfast table. The ground floor also incorporates a WC/cloakroom located just off of the hallway. Parking is available outside where you will find the partially covered driveway and single garage. To view the virtual tour please follow this link: [Click Here](#)

### What Our Vendors Love

"We bought this house in May 2014 as a young couple, and over the past twelve years our family life has beautifully unfolded within these walls. This has been our happy home through getting married and welcoming our two wonderful children—a boy and a girl. We have poured our hearts into every corner of this property, styling and renovating it to create a warm, welcoming, and truly family-oriented home. One of the things we have valued most is the fantastic sense of space throughout. Unlike many properties on the UK market where secondary bedrooms can be very small, this house offers generously sized, proper double bedrooms. It has given both us and our children plenty of space to grow, play, and have our own comfortable sanctuaries. The kitchen and the bright living room have been the vibrant heart of our daily life, ensuring that every guest who walked through the door instantly felt at home. Summers here have also been magical—we spent countless sunny days relaxing in the cosy back garden, as well as making use of the additional pleasant space at the front of the house. The location on Wallington Way has been absolutely perfect for us. The neighbourhood is incredibly quiet, safe, and family-friendly, and we have been blessed with the most wonderful, supportive neighbours you could ever wish for. While it is incredibly hard to leave this house behind, we are proud to hand over a home that is filled with warmth and ready for the next owners to start their own happy chapter here."

### Key Features

**Modern Family Home**

**Three Bedrooms**

**En-Suite Facilities**

**Garage and Driveway Parking**

**Immaculate Presentation Internally and Externally**

**No Onward Chain**



## Rooms

### Entrance Hallway

4'4" x 6'7" (1.32m x 2.01m)

### Lounge and Dining Room

17'5" x 15'10" (5.31m x 4.82m)

### Kitchen

12'3" x 10'0" (3.73m x 3.05m)

### WC/Cloakroom

4'4" x 3'9" (1.32m x 1.14m)

### First Floor Landing

11'1" x 8'5" (3.38m x 2.57m)

### Bedroom One

17'0" x 13'7" (5.18m x 4.14m)

### En-Suite

8'7" x 3'4" (2.62m x 1.01m)

### Bedroom Two

9'2" x 14'3" (2.80m x 4.34m)

### Bedroom Three

7'7" x 14'3" (2.31m x 4.34m)

### Bathroom

5'6" x 8'4" (1.68m x 2.54m)

### Garage

16'11" x 8'10" (5.16m x 2.69m)

## Directions

From our offices on Wallbridge proceed right along Wallbridge and bear right at the traffic lights onto Portway. Take the first exit at the mini roundabout and bear right onto Wesley Slope. Take the first exit at the mini roundabout and drive along Christchurch Street West through to Badcox. Take the second exit at the roundabout onto Vallis Road and follow this road until you reach the next mini roundabout. Take the first exit onto Wallington Way and follow this road and the house will be shortly on your left hand side.

## Agent Notes

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. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing.





## Forest Marble Ltd

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