



Masons Way, Frome

£490,000

Council Tax Band D Tax Rates £2,560.00 per annum



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour or contact Forest Marble 24/7 to arrange your viewing of this spacious three-bedroom home. found on a quiet cul-de-sac on the Southern edges of Frome, close to local schools and supermarkets. The house boasts accommodation laid out across two floors with three bedrooms and a modern family bathroom on the upper level. The ground floor living space is ideally suited to family life, with a large main living and dining space that incorporates areas for entertaining and relaxing, including a log burning stove. The modern kitchen includes a semi-open plan breakfast bar peninsula allowing views into the rear enclosed garden. Externally you will enjoy the generously sized garden where you will find artificial grass, seating and ample space to make the most of the light and space throughout the day and into the evenings. The home benefits from off street driveway parking to the front of the property. To interact with the virtual reality tour please follow this link: [To view the virtual tour please Click Here](#)

What our vendors love

We have thoroughly enjoyed living in our home in Frome for 25 years. We knew it had to be ours the first time we walked through the front door — it had such a lovely feel to it, and we could immediately picture ourselves living here and raising a family. Masons Way is a great place to live for both young and old, as it is peaceful and safe while being close to local amenities, schools and transport links. The neighbours are friendly, and there has always been a strong sense of community in the neighbourhood. The layout of our open-plan kitchen/dining/living space has been perfect for socialising. The ample kitchen worktop space has really come into its own when entertaining and hosting parties. One of the best features of our home is its number of reception rooms, which can be used for a variety of purposes. They have been ideal for when the children have had friends over, or when a quiet space to yourself is needed. We have raised both our children here and feel we have had the perfect balance of personal space when needed, alongside a wonderful home in which to socialise together. Our home office doubles as a guest room when friends and family visit and could easily become a fourth bedroom. The three double bedrooms are spacious, and two of them have a generous amount of built-in storage. The garden becomes another living space in the summer. It is low-maintenance and private, with a lovely patio area for entertaining. Overall, the house has been loved and well maintained. It really does have something to offer everyone.

Key Features

Three bedroom detached home

Parking for multiple vehicles

Walking distance to supermarkets and coffee shop

Large family home

Discreet Cul-De-Sac

Private rear garden

Log Burner



Rooms

Porch

6'8" x 6'1" (2.03m x 1.85m)

Entrance Hallway

2'11" x 6'3" (0.89m x 1.91m)

Living Room

10'9" x 25'0" (3.28m x 7.62m)

Living / Dining Room

18'8" x 9'5" (5.69m x 2.87m)

Kitchen

9'8" x 8'2" (2.95m x 2.49m)

Lobby

6'8" x 3'8" (2.03m x 1.12m)

Office

8'2" x 16'9" (2.49m x 5.11m)

WC

6'8" x 2'7" (2.03m x 0.79m)

Landing

2'10" x 9'8" (0.86m x 2.95m)

Bedroom One

10'9" x 12'5" (3.28m x 3.79m)

Bedroom Two

10'6" x 8'11" (3.20m x 2.72m)

Bedroom Three

8'5" x 9'9" (2.57m x 2.97m)

En-Suite

7'11" x 3'2" (2.41m x 0.97m)

Bathroom

7'1" x 8'4" (2.16m x 2.54m)

Directions

Start from our office and turn right onto Wallbridge. Stay on this road for a short distance, then bare left onto Locks Hill. Follow this road for just under a mile until you reach The Butts. At the roundabout, take the left exit onto The Butts and follow it for around half a mile. When you reach the roundabout at the end of the road, take the third exit onto Marston Lane, continue until you follow the road round to the left and Masons Way will be the first right hand turn. The property will be situated on your left.

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.





Approximate total area⁽¹⁾
1257 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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