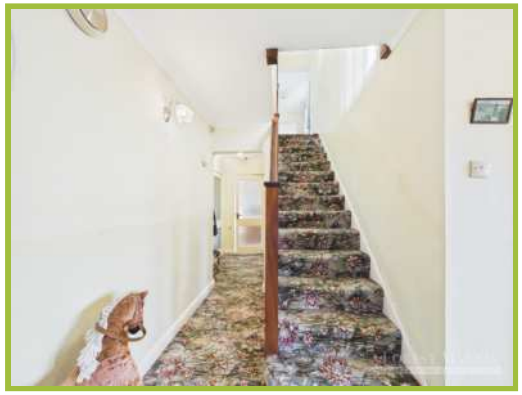








Leys Lane, Frome, BA11 2JX

£800,000 Council Tax Band F Tax Rate £3698 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 expansive six bed roomed family home. Located on the highly sought after Packsaddle Estate,the home is conveniently located within a few minutes of the Tesco Express, primary and secondary schools, Frome College, sports centre and hospital. Benefiting from six bedrooms, three of which are dual aspect and with en-suite facilities to the primary bedroom, you will enjoy the considerable amount of accommodation that the home offers. The ground floor living space boasts a large multi aspect reception room with open fire. The warm spacious dining room is perfect for family meals and entertaining. Externally, the large rear garden is private and well matured with a range of shrubs, plants and trees.Driveway parking for multiple vehicles can be found to the front of the house with access to the spacious integral garage. To view the virtual tour
please follow this link: Click here

What our vendors love

High Orchard is in an ideal and stunning location, you can walk into the center of Frome within 15 minute's, the hospital and doctors are even closer. In contrast you can take the footpaths from the driveway to witness beautiful views of the countryside. We have found it to be an ideal family home large enough to absorb extended family for celebrating occasions such as birthdays and Christmas.Many of the rooms afford dual aspect views of the gardens and fields. The open fire brings charm to the sitting room from which you can view the mature established expansive garden. During the recent hot summers we have appreciated the shade of the Goat Willow, Sliver Birch and Bramley Apple trees. The small vegetable garden has given us much joy over the seasons.

Key Features

Expansive mature gardens
Large family home
Parking for multiple vehicles
Triple aspect living room
Open fire
Double garage
Sought after location







Rooms

Hallway
11'1" x 5'9" (3.38m x 1.75m)
Living Room
22'10" x 14'10" (6.96m x 4.52m)
Dining Room
11'3" x 12'0 (3.43m x 3.66m)
Kitchen
10'5" x 9'10" (3.18m x 3.00m)
Utility Room
10'5" x 9'10" (3.18m x 3.00m)
WC
2'10" x 9'10" (0.86m x 3.00m)
Garage
16'1" x 15'11" (4.90m x 4.85m)
Landing
2'10" x 31'0 (0.86m x 9.45m)
Bedroom One
16'1" x 16'8" (4.90m x 5.08m)
Bedroom Two
14'7" x 10'3" (4.44m x 3.12m)
Bedroom Three
8'10" x 14'9" (2.69m x 4.50m)
Bedroom Four
7'10" x 15'10" (2.39m x 4.82m)
Bedroom Six
11'3" x 9'6" (3.43m x 2.90m)
Bedroom Five
8'9" x 12'6" (2.67m x 3.81m)
En-Suite
8'3" x 9'8" (2.51m x 2.95m)
Bathroom
5'10" x 8'5" (1.78m x 2.57m)
Shower Room
5'3" x 2'11" (1.60m x 0.89m)

Directions

From our offices turn left onto Wallbridge and take a left at the traffic lights. Proceed under the railway bridge and onto Rodden Road. Cross the traffic lights onto Bath Road and take the second left onto Grange Road. The entrance to Leys Lane will be on the right hand side after approximately 400 meters

Agent Notes

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 price 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. In fact everything you need to help you move.







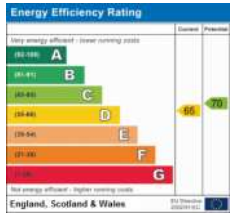








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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.