



Elm Leigh, Frome

offers in excess of £500,000

Council Tax Band C Tax Price £2,167 pa



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to schedule your viewing at Elm Leigh, a beautifully extended and modernised detached family home that sits on a quiet cul-de-sac in highly popular residential location close to schools, shops and amenities of Frome. The house boasts accommodation over two storeys including four bedrooms with en-suite facilities to the primary bedroom. The living space on the ground floor is extensive and boasts an exceptional open plan kitchen with dining and family reception space to the rear of the home, with French doors opening out onto the garden. This is a highly impressive addition in a style that has become a must have for modern family living. In addition to this you will enjoy a more cosy lounge to the front of the house, as well as conveniences such as the large utility room, ground floor WC and integral garage. Externally the South facing garden enjoys sun through out the day and offers paved seating as well as grass lawn, and has external power available. The vendors have also added a cabin here which currently serves as a studio but could suit a number of uses including potentially additional guest room or home office. To view the virtual tour please follow this link:

[Click Here](#)

What our Vendors Love

Our sellers tell us that they have loved living here and have loved developing the home that they took on over seven years ago into what it is now. They have added many additional touches to the modernisations, and a few luxuries just for them; like the instant boiling water tap in the kitchen which is fabulous as friends and family invariably want to visit and have a tea or a coffee here. They have created a home here that is ideally suited for family gatherings and hosting friends, but they retain the snug, cosy lounge at the front for when a little quiet time is the order of the day. And the garden will be missed, it has sun right through the day and with the addition of the cabin it has been somewhere that lots of happy hours have been spent relaxing. The road is very quiet, given that it is a no through road with just the one way in and one way out, and it feels particularly safe here. The neighbours are great and our sellers get on really with their immediate neighbours on both sides, both of which are retired couples. That said, this has been a perfect spot to raise the children, it is so close to Selwood Academy and Frome College, and Tesco is just around the corner for those everyday essentials.

Key Features

- Detached Family Home
- Four Bedrooms including En-Suite
- Stunning Kitchen and Living Space
- Modernised & Extended to Immaculate Standard Throughout
- Garage and Driveway Parking
- Detached Garden Studio
- Boarded Loft with power



Rooms

Entrance Hallway

6'5" x 17'11" (1.96m x 5.46m)

Sitting Room

10'0" x 14'2" (3.05m x 4.32m)

Kitchen Diner & Family Living Area

26'4" x 18'7" (8.03m x 5.66m)

Utility

8'6" x 4'10" (2.59m x 1.47m)

WC

5'6" x 3'7" (1.68m x 1.09m)

First Floor Landing

10'5" x 3'3" (3.18m x 0.99m)

Bedroom One

10'2" x 12'0" (3.10m x 3.66m)

En-Suite

6'3" x 4'10" (1.91m x 1.47m)

Bedroom Two

8'10" x 11'6" (2.69m x 3.51m)

Bedroom Three

9'0" x 14'4" (2.74m x 4.37m)

Bedroom Four

9'1" x 9'0" (2.77m x 2.74m)

Bathroom

7'11" x 7'2" (2.41m x 2.19m)

Cabin/Studio

7'2" x 10'11" (2.19m x 3.33m)

Garage

8'8" x 17'9" (2.64m x 5.41m)

Driveway Parking

Driveway parking for three vehicles immediately to the front of the house

Directions

From our offices turn left down Wallbridge and at the traffic lights turn left along New Road, continue along onto Rodden Road and at the traffic lights turn right. Continue until you can turn left into Forest Road and then turn right into Elm Leigh. The property will be found on your right hand side.

Agent Notes

Additional material information regarding the property 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 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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