



Oakley Way, Frome

£475,000

Council Tax band E Tax Rates £3,129.00



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange your viewing of this gorgeous four-bedroom family home. Set within the highly popular Keyford Meadows Development, this property offers well-planned and versatile accommodation throughout, making it an excellent choice for family living. Upon entering, you are welcomed into a generous entrance hall, with access to the main reception rooms, first floor and a downstairs W/C. To the left is an additional reception room, offering a range of uses and currently lending itself well to a home office or occasional single bedroom. Further along the hallway is the living room, creating a comfortable space for both relaxing and entertaining. Across the hall, the open kitchen/diner occupies the rear of the property and overlooks the garden. French doors open onto the outside space while also allowing an abundance of natural light into the room. The kitchen is complemented by a separate utility room, offering useful additional storage and workspace. Once on the first floor, the property benefits from a spacious landing providing access to four well-proportioned double bedrooms. The main bedroom further benefits from a spacious en-suite shower room. To the rear, the property boasts a private south west facing garden, offering a combination of lawn and decking areas, with access leading out to the driveway and garage. To view the virtual reality tour please [Click Here](#)

What our vendors love

The spacious kitchen/diner provides a fantastic heart to the home, complete with a double oven and plenty of room for dining and entertaining. The adaptable accommodation also offers a versatile space that could be ideal for those working from home. Outside, the south-west facing garden enjoys plenty of sunshine throughout the day, with a decking area providing the perfect spot to relax and enjoy the evening sun. The property also benefits from solar panels, helping to improve energy efficiency and keep running costs down.

Key Features

Four Bedroom Detached Home with a Ground Floor Office

Highly Energy Efficient Home

Stunning Condition Throughout

Open Plan Kitchen/Diner

Well Proportioned Bedrooms

Highly Popular New Development

Garage and Two Parking Spaces

Offered with No Onward Chain



Rooms

Entrance Hallway

8'10" x 12'0 (2.69m x 3.66m)

Office

10'4" x 5'11" (3.15m x 1.80m)

Living Room

10'5" x 14'7" (3.18m x 4.44m)

Kitchen/Diner

10'5" x 20'9" (3.18m x 6.32m)

Utility Room

8'1" x 5'6" (2.46m x 1.68m)

WC

2'11" x 5'11" (0.89m x 1.80m)

Landing

14'8" x 3'2" (4.47m x 0.97m)

Bedroom One

10'7" x 11'11" (3.22m x 3.63m)

En Suite

8'1" x 4'6" (2.46m x 1.37m)

Bedroom Two

10'8" x 10'1" (3.25m x 3.07m)

Bedroom Three

10'3" x 10'5" (3.12m x 3.18m)

Bedroom Four

10'7" x 8'7" (3.22m x 2.62m)

Bathroom

8'6" x 6'3" (2.59m x 1.91m)

Agent Notes

We are informed the property is subject to an estate management charge that will be applicable from the point of completion of this development. This plot (build) was completed in mid 2024 and benefits from the balance of the 10 year NHBC warranty. 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 want from your estate agent.

Directions

From our offices turn right up Wallbridge and bear left onto Locks Hill. Proceed to the traffic lights where you will cross straight over onto Rossiters Hill. At the roundabout take the first exit, left, onto The Butts and then the first exit again, to the left, at the roundabout from Marston Road. Pass straight across the roundabout onto Sandys Hill Lane and continue forward onto Oakley Way, the property will be found on your right hand side.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
95-100	A		
81-94	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
21-30	G		
Below 20			
Not energy efficient - higher running costs			
England, Scotland & Wales		55	69

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.