



Bartlett Close, Frome

£430,000



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Interact with the virtual reality tour before calling Forest Marble 24/7 to book your viewing of this fantastic four bedroom family home found tucked away on the Bath side of Frome. The property has been extended and is beautifully presented, with two spacious reception rooms, sizeable kitchen diner and cloakroom on the ground floor. Over the first floor you find four well proportioned bedrooms as well as the stunning contemporary shower room and ensuite. Found in the rear garden, there is the brilliant addition of a garden studio ideal for working from home. Parking is in no short supply on the large driveway in front of the house. To interact with the virtual reality tour, please click [here](#).

Situation

This fantastic home sits on the popular Bath side of Frome boasting a great location within a few minutes walk of local schools, convenience stores, Merlin Theatre and the sports centre. The quiet cul-de-sac offers an exceptional family environment. Frome town itself is one of Somerset's finest artisan towns which boasts a fantastic spirit of togetherness. There is a wide range of supermarkets, public houses, banks, theatres, schools, college and a sports centre as you would expect. Frome prides itself on the great selection of independently run shops that line the historical cobbled streets, while away your days sipping coffee in one of the cafes or buying gifts from the amazing boutiques. Frome is well known for its weekly markets and its monthly artisan market on a Sunday which draws people from all around. There is a rail service that is on the Paddington Line and also feeds into the cities of Bath & Bristol. Transport links will have you quickly out to the cities of Bath, Bristol & Salisbury.

Rooms

Entrance Porch

Stepping into the property onto the vinyl flooring of the entrance porch housing a storage cupboard, a glazed door leads into the lounge.
5'5" x 2'7" (1.65m x 0.81m)



Lounge

Thanks to a large window to the front, the spaciousness of the lounge is emphasised by an abundance of natural light, as well as being open to the dining area. Stairs lead to the first floor landing, with spotlights and wood effect laminate flooring finishing of the modern presentation of the room.

Dining Room

With a continuation of the wood effect laminate flooring from the lounge, the dining room again enjoys an abundance of natural light and double doors opening to the kitchen, making this a great space for hosting family meals and dinner parties. Sliding doors lead to the rear garden.
17'6" (max) x 12'9" (5.34m x 3.90m)



Kitchen Breakfast Room

Comprised of a range of wall and base units topped by wood block effect work surface with an inset sink drainer. Space for your electric oven under the stainless steel cooker hood, with space for your free standing fridge freezer. Currently the brilliant proportions of the room have been lent to creating a day room area, although could easily be used to accommodate a table and chairs where you can pause to enjoy your morning refreshments. Door leading to the downstairs cloakroom and door to the rear garden.
15'11" (max) x 11'5" (4.86m x 3.50m)



Cloakroom

The downstairs cloakroom which could lend itself to being utilised as utility space comprises of a WC and wash hand basin with a ample storage space. Door leading through into the garage.
6'11" x 5'11 (2.12m x 1.56m)

Landing

Reaching the top of the stairs, the landing provided access to each bedroom, bathroom and the airing cupboard.
6'0" x 10'7" (max) (1.83m x 3.25m)

Bedroom One

Sat to the front of the property, this double bedroom allows you to comfortably fit your double bed amongst other bedroom furniture, with sliding doors to the fitted wardrobes.
9'11" x 12'3" (max) (3.03m x 3.76m)

Bedroom Two

A deep double bedroom built over the garage, offering plenty of space for a range of bedroom furniture, with storage found within the fitted wardrobe. Access to the ensuite.
7'2" x 19'2" (max) (2.20m x 5.85m)

Ensuite

Comprised of a bath with shower over, wash hand basin and WC. Tiling to the splashbacks.
7'2" (max) x 5'5" (2.19m x 1.65m)

Bedroom Three

A further double bedroom enjoying floods of natural light thanks to the large overlooking the rear garden, with a feature wall to one side.
9'4" x 10'3" (max) (2.87m x 3.14m)

Bedroom Four

Although currently utilised as a dressing room, this could easily be transformed into a generous single bedroom or perhaps a work from home office if required.
7'6" x 8'5" (max) (2.31 x 2.58m)

Shower Room

This modern family shower room is presented to an incredible standard, comprising of a shower cubicle with Amazon rain head shower and separate hand held shower piece, wash hand basin with vanity unit under, WC and chrome towel rail. Stylish tiling to all walls and flooring.
7'9" (max) x 5" (2.39m x 1.52m)

Rear Garden

A large garden mainly laid to patio with various seating areas where you can sit back and listen to the calming sounds of the feature pond. To the rear of the garden is an area of decking with a covered bar area that can be enjoyed when hosting friends and family. Access to the garden studio.

Studio

Currently utilised as a barber studio, the space would be perfect for those looking to work from home, or to even create an additional garden room.

Garage

Accessed via an up and over door as well as an internal door from the cloakroom, with power and light.

Parking

Parking is in no short supply on the driveway, with ample space for multiple vehicles.

Directions

From our offices turn left down Wallbridge and at the traffic lights turn left onto New Road. Proceed along onto Rodden Road and at the traffic lights turn right onto Berkely Road. Continue along and turn right onto Wyville Road. Continue along and turn left into Bramley Drive and then turn left into Bartlett Close and the property will be found on your left hand side.

Agent Notes

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92-100)		A	
(81-91)		B	
(69-80)		C	
(55-68)		D	67
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			