

133 Marston Lane,

Frome, BA11 4DS

COOPER
AND
TANNER



£550,000 Freehold

Occupying a fabulous position on the edge of Frome with the benefit of far reaching and uninterrupted countryside views, this detached family size house represents a very exciting opportunity. No onward chain.

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 4  2  1 EPC D

£550,000 Freehold

DESCRIPTION.

133 Marston Lane enjoys a brilliant location on the edge of Frome with easy access to amenities whilst looking across rolling countryside, the most perfect combination.

Inside this well maintained and cared for home, there is an opportunity to make your own and put your own stamp décor wise. On the ground floor there is an impressive very well-proportioned entrance hall which is a wonderful first impression for the home. Access leads into the spacious and bright, dual aspect living room with views over the front garden and to the fields beyond. There is a well-appointed kitchen which includes a range of wall and base units including three larder cupboards, integrated appliances and doors leading through to the conservatory and through to the dining room, an excellent arrangement for families and anybody that enjoys entertaining. There is also a downstairs w.c.

On the first floor there are four well-proportioned bedrooms and a family bathroom. The master bedroom enjoys a balcony which looks directly over the rolling countryside opposite, a very special addition to this house.

OUTSIDE

To the front of the house there is off-road driveway parking for multiple vehicles in addition to the single garage. There are front and rear gardens which have been beautifully looked after over the years and include a patio seating area, level lawns and a variety of plants and shrubs.

ADDITIONAL INFORMATION

Gas central heating. All mains' services are connected.

LOCATION

Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres, and a cinema.

Private schools can be found in Bruton, Bath, Wells, Warminster, Cranmore, Beckington, Glastonbury and Street. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.





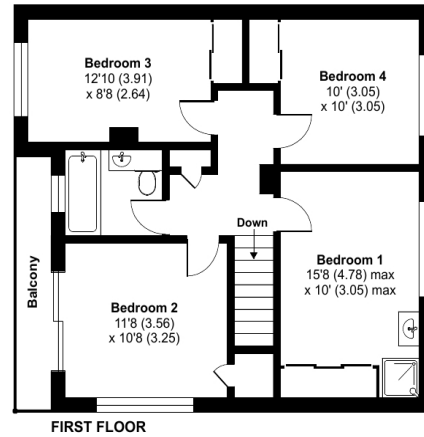
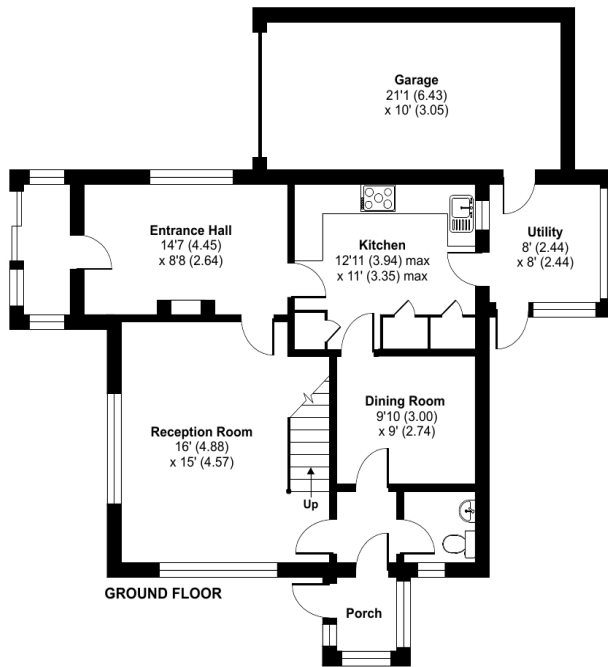
Marston Lane, Frome, BA11

Approximate Area = 1490 sq ft / 138.4 sq m

Garage = 211 sq ft / 19.6 sq m

Total = 1701 sq ft / 158 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2024. Produced for Cooper and Tanner. REF: 1077245



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