

Marrondale, Marston Lane, Frome, BA11 4DS

COOPER
AND
TANNER



£625,000 - £635,000 Guide Price

A unique opportunity to purchase a substantial and charming detached bungalow in a highly sought after location with far reaching countryside views. Available with no onward chain.

Marrondale, Marston Lane, Frome, BA11 4DS

 2/3  1  2 EPC B

£625,000 - £635,000 Guide Price

DESCRIPTION

A unique opportunity to purchase a wonderful, detached bungalow in a highly sought after location with stunning, far reaching countryside views. Available now, with no onward chain.

This family size bungalow represents an exciting opportunity to be within walking distance of the Town centre and yet feel like you are in the countryside.

The front door leads to a very useful entrance porch which leads through to a spacious yet welcoming entrance hall. To the left-hand side of the entrance hall, you will find one of the main bedrooms which benefits from plenty of natural light due to the room being triple aspect and magnificent countryside views can be enjoyed from here. Also, on this side of the home there is a good-sized bedroom which enjoys views of the garden. Next door to this bedroom, there is a bathroom, which has a walk-in shower, a W/C and a low-level basin.

Towards the right-hand side of the home there is a great sized triple aspect dining room which could become a separate bedroom if required and also enjoys the countryside views. Towards the rear of the home there is a good-sized kitchen, with a range of wall and base units, a built-in oven, space for a dishwasher, a washing machine, and a fridge/freezer. The kitchen offers ample storage, with the added advantage of a large cupboard and a very useful pantry. There is a further bathroom to the left of the kitchen which is wonderfully light thanks to a large skylight.

At the rear of the home there is a spacious reception room with the electric fire being the focal point of the room and there is space for a couple of good-sized sofas and a coffee table. There is also a further reception room that could be doubled up as a dining room as well but benefits from having a full shower room, just off of it; making this the ideal guest space, if required. From both rooms, you have access to the rear garden.

There is a well-proportioned master bedroom with a stunning high specification modern en-suite three-piece shower room. There is a secondary light and airy double bedroom and good size third double bedroom, both of which are served by the modern three-piece family bathroom comprising of a fitted bath with shower over, wall mounted vanity unit and W.C.

OUTSIDE

The rear garden is mainly laid to lawn and there is a number of shrubs, trees, and fruit trees such as apricot, greengage and quince, throughout the garden. There is also access to a generously sized outbuilding that could be used for storage or potentially be converted (STPP). There is the added benefit of two greenhouses in the garden. The property offers plenty of off-road parking for multiple vehicles.

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. Bath and Bristol are within commuting distance, and the local railway





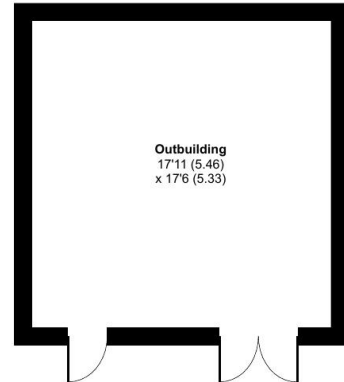
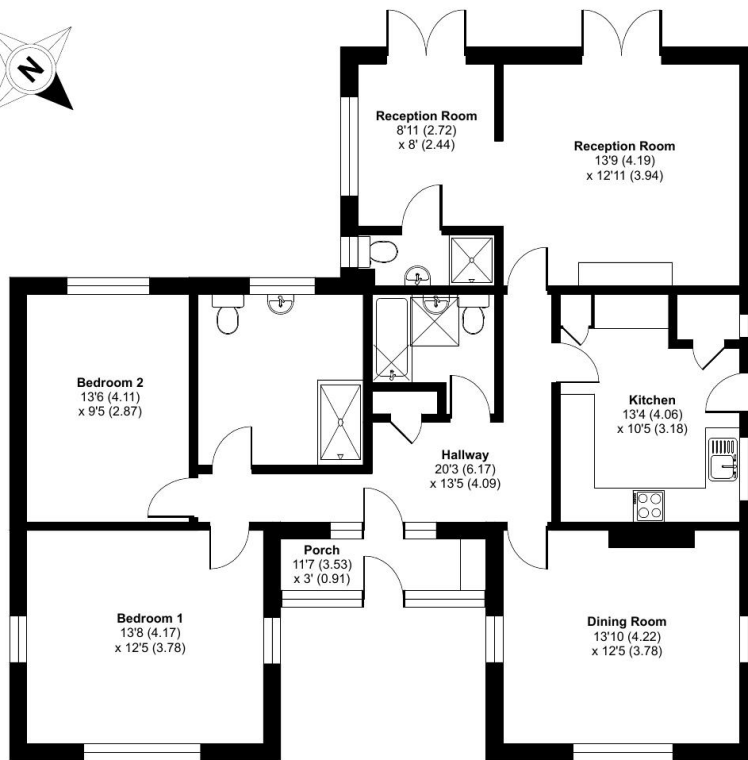
Marston Lane, BA11

Approximate Area = 1272 sq ft / 118.2 sq m

Outbuilding = 315 sq ft / 29.2 sq m

Total = 1587 sq ft / 147.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2023. Produced for Cooper and Tanner. REF: 1031190



FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

