

# 15 Valley View,

Frome, BA11 3SD



Asking price of £399,950 Freehold

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## Asking price of £399,950 Freehold

### DESCRIPTION

An impressive, detached, family size house in an excellent position, being offered for sale with no onward chain.

The accommodation has four good size bedrooms, open plan kitchen/breakfast room, lounge, dining room, conservatory, family bathroom and downstairs cloakroom. The lounge to the front is a light and airy room offering space for large lounge furnishings. The open plan kitchen/breakfast room offers a fully fitted modern kitchen and provides space for an adjoining dining table and chairs. The dining room to the front, formerly the garage, offers a further multi use reception room. The ground floor is completed with a conservatory and modern fitted downstairs cloakroom.

The first-floor master bedroom is a large double room with views onto the front. There are three additional good size bedrooms, all enjoying lots of natural light, and all have built-in storage. The two bedrooms situated to the rear of the home enjoy the most beautiful countryside views (on a clear day, there is a view of the Westbury White Horse).

The bedrooms are served by the modern installed family bathroom, with over-the-bath shower. All neutrally decorated throughout. The first-floor landing has a large airing cupboard and access to the loft, which is insulated

and part-boarded offering ample additional storage space.

### OUTSIDE

Making your way outside the private enclosed rear garden is mainly laid with lawn, with a large section of patio ideal for those entertaining. There is space for multiple outdoor sheds or bike stores. The garden boasts extended far reaching countryside views towards Whatcombe fields. The garden enjoys plenty of privacy and is not overlooked.

To the front of the home there is established planting and there is driveway parking for three cars.

### ADDITIONAL INFORMATION

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. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.

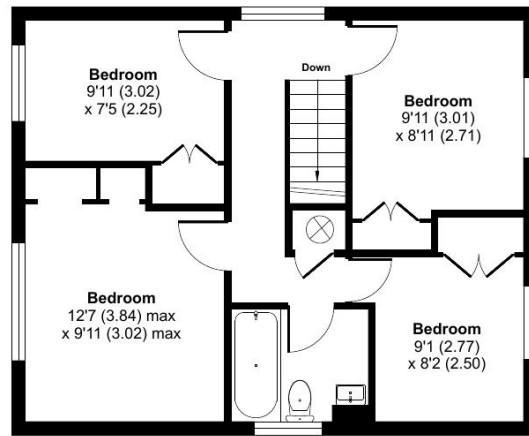




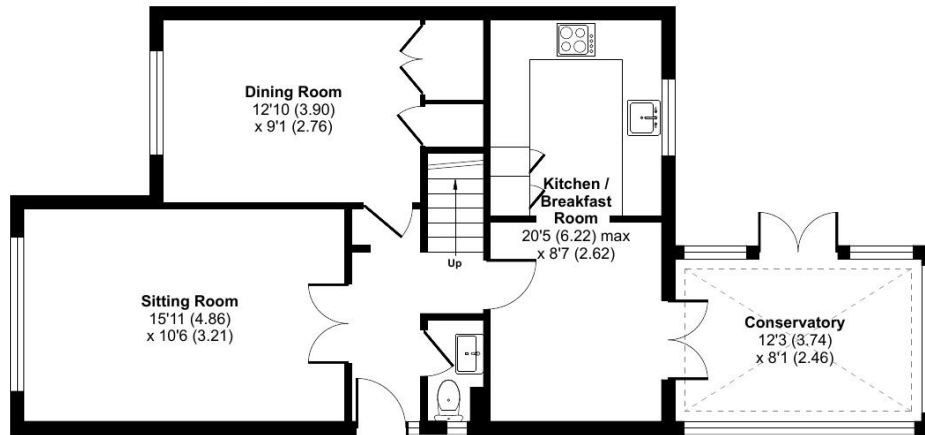
# Valley View, Frome, BA11

Approximate Area = 1164 sq ft / 108.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Cooper and Tanner. REF: 1218429



## FROME OFFICE

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**COOPER  
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