

31 Dragonfly Close,

Frome, BA11 5BX

COOPER
AND
TANNER



OIEO £335,000 Freehold

A beautiful modern property within this popular executive development on the edge of Frome. There is a garden to the rear with gate to garage and parking.

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DESCRIPTION.

The internal accommodation provides a modern Shaker style kitchen/diner to the front, a large lounge to the rear, two good size double bedrooms, each served by a three-piece en-suite. There is also a downstairs cloakroom.

The stunning modern fitted kitchen to the front provides a range of base and wall mounted cabinets as well as space for a dining table and chairs. There is an integrated oven, fitted sink and gas hob inset into the laminate worktop, integrated fridge freezer, washer/dryer and a large dishwasher. There are views onto the front. The open plan living to the rear is a light and airy space with room for large lounge furnishings. There are French style double doors opening onto the rear garden. The ground floor is completed with a fully fitted downstairs cloakroom and entrance hallway.

Making your way to the first floor, the home has two equal size double bedrooms, both of which are a great size and enjoy lots of natural light. The bed in the master bedroom is a King and the rear bedroom has a built-in/walk-in wardrobe with upper shelving and clothes rails. Both bedrooms are served by a three-piece en-suite, one with a bath and dimmable light fitting and the other with a shower with a mirrored touch operated shower in a large cubicle, as well as a wash hand basin and a W.C.

OUTSIDE

Externally, the home has a fence enclosed private rear garden which is mainly laid with patio, ideal for sitting and relaxing whilst entertaining visitors. To the front is a garden laid to low level plants and shingle stones, with a central access path.

There is also allocated parking and a garage to the rear accessed easily through the garden via the rear gate. There is also a waterproof electrical outlet on the rear exterior of the property and a garden tap. There is also a designated parking in front of the garage. Visitor/general parking at the front.

There is a community field to one side of the estate, and a local playground on the other side of the school.

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.





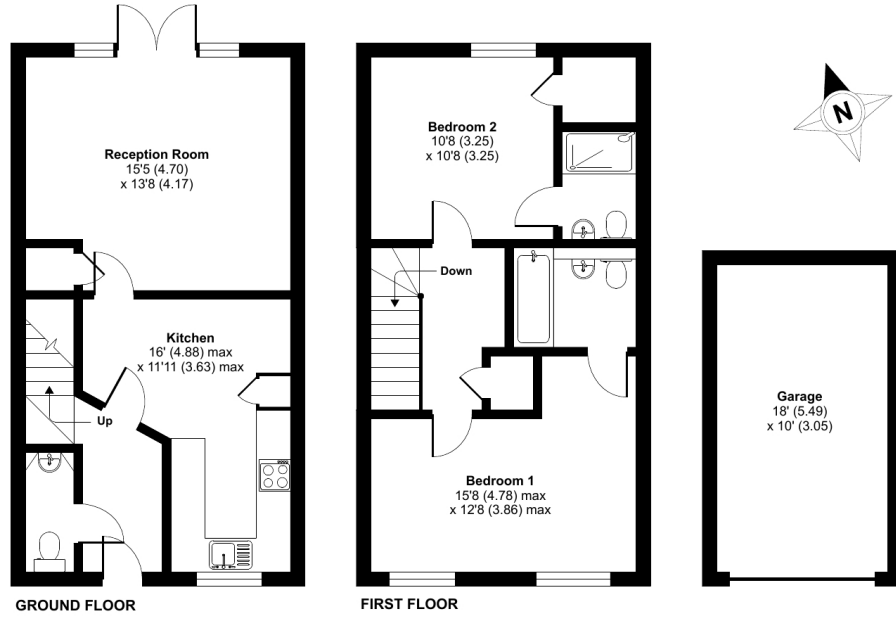
Dragonfly Close, Frome, BA11

Approximate Area = 936 sq ft / 87 sq m

Garage = 180 sq ft / 16.7 sq m

Total = 1116 sq ft / 103.7 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). © rnhccom 2023. Produced for Cooper and Tanner. REF: 963161



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