

Delta House,

Frome, BA11 3AH



Asking price of £410,000 Freehold

Situated on a desirable corner plot in Delta Close, this beautifully presented four-bedroom detached home offers generous living space, modern comforts, and a fantastic location, walking distance to Frome town centre.

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DESCRIPTION

Nestled on a generous corner plot in a desirable estate, this beautifully presented four-bedroom detached home offers modern family living within easy walking distance of Frome's vibrant town centre. Approaching the property, you'll find off-road parking to the front, leading to a welcoming side porch that opens into a spacious entrance hall. From here, the ground floor unfolds with a wealth of living space. The large sitting room provides a bright and inviting area to relax, while the separate dining room is ideal for entertaining family and friends. A dedicated study offers the perfect work-from-home space. The well-appointed kitchen features a number of wall and floor units with ample worktop space and elegant subway tile backsplash. The kitchen leads through to a separate utility room, adding practicality to everyday life, and a downstairs WC completes the ground floor accommodation.

Upstairs, the property boasts four well-proportioned bedrooms. The master bedroom benefits from its own en-suite shower room, while two further double bedrooms each feature built-in storage. A generously sized single bedroom provides flexible space, whether as a bedroom, nursery, or additional study. The family bathroom is fitted with a contemporary suite, including an over-the-bath shower. Presented in neutral tones throughout and in excellent decorative order, this home is ready to move straight into.

OUTSIDE

The rear garden is fully enclosed, offering a private outdoor

retreat. Thoughtfully landscaped, it includes a lawn, well-stocked planted borders, a patio area for alfresco dining, and a raised deck, ideal for relaxing in the warmer months. A useful garden shed provides additional storage. This fantastic home is perfect for families or professionals seeking a modern, well-located property in one of Frome's most sought-after residential areas.

ADDITIONAL INFORMATION

Mains gas and electric central heating.
All mains services are connected.

LOCATION

Frome is a historic and architecturally impressive Town renowned for its atmospheric streets, quirky independent shops, cafés, galleries, and performing arts. Regularly featured in 'Best Place To...' lists, Frome is now famous for its monthly Independent Market, vibrant community action, and the surprise performances of international stars at the Cheese & Grain.

Babington House, the private members' club, with its swimming pools, tennis courts, gym, bars and restaurant is only a short drive away (approximately 10 minutes); and the Hauser & Wirth Gallery in Bruton and The Newt are also both within easy reach. Connections in the area are excellent with the A37 and A303 (M3) not far away, providing access to the wider motorway network. Frome, Westbury and Warminster stations all provide regular rail services to London Paddington and London Waterloo.

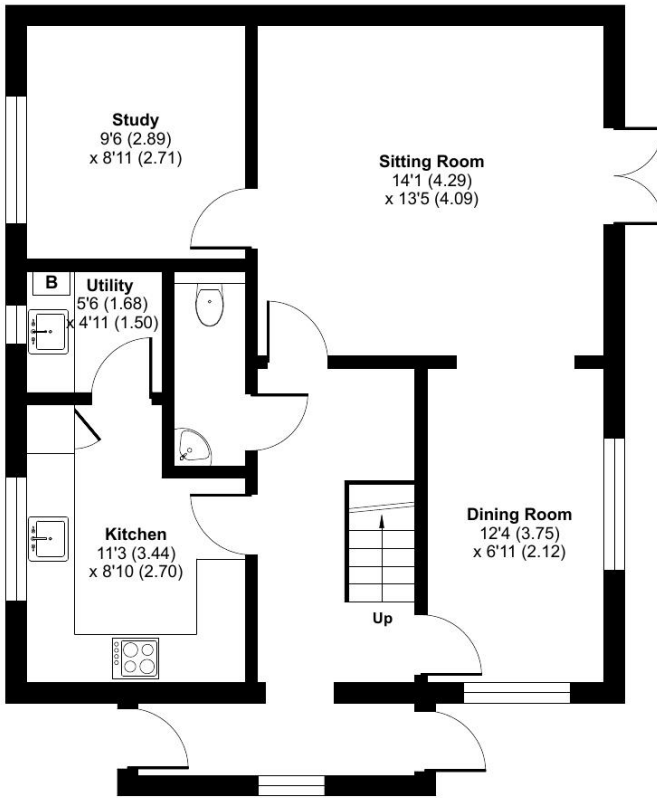




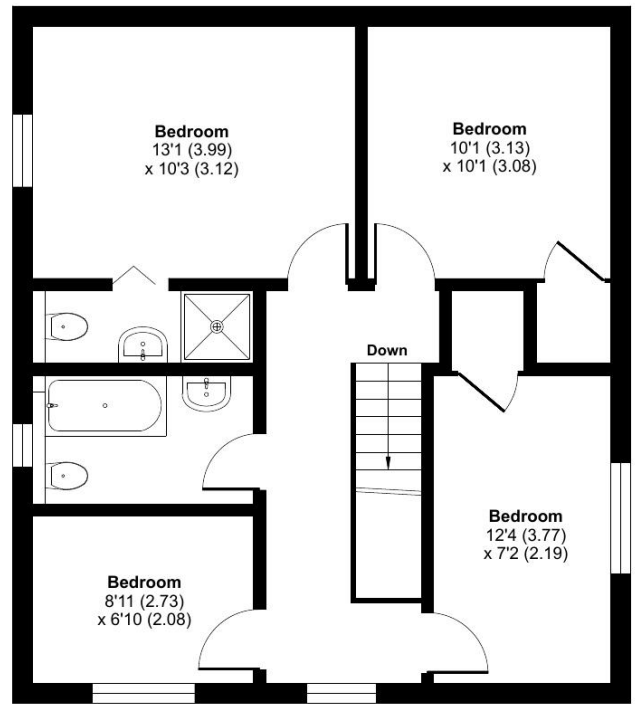
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Approximate Area = 1294 sq ft / 120.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Cooper and Tanner. REF: 1261840



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