

# 16a Stourton View,

Frome, BA11 4DY



OIEO £308,500 Freehold

Newly constructed, this beautifully presented family house enjoys driveway parking, a single garage and a landscaped and enclosed garden. Positioned in a quiet and popular spot, Victoria Park lies just a five minute walk away.

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 3  1  1 EPC

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## DESCRIPTION

16a Stourton View is a modern family home presented in excellent order and enjoying a very sought after position within the Town.

The accommodation throughout is naturally bright, well-appointed and immaculate. The front door opens into an entrance hall which provides access into the downstairs W.C and the kitchen/dining room, whilst stairs lead to the first floor. The kitchen/dining room is a naturally bright, open planned space, perfect for family life and for anybody who enjoys entertaining. A range of stylish wall and base units are topped with attractive work surfaces and there are integrated appliances within. There is room for a table and chairs and patio doors spilling out onto the landscaped garden to the rear. The living room is to the front of the house and is a great size.

On the first floor there are three bedrooms, two good doubles and a single. The bathroom is beautifully done with a bath and shower over.

## OUTSIDE

To the rear of the house there is an enclosed, child and pet friendly landscaped garden. A patio/seating

area adjoins the back of the house, ideal for Al-fresco dining and entertaining. Beyond, there is a level lawn. A rear gate leads from the gardens to the brick paved driveway parking and the single garage.

## ADDITIONAL INFORMATION

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







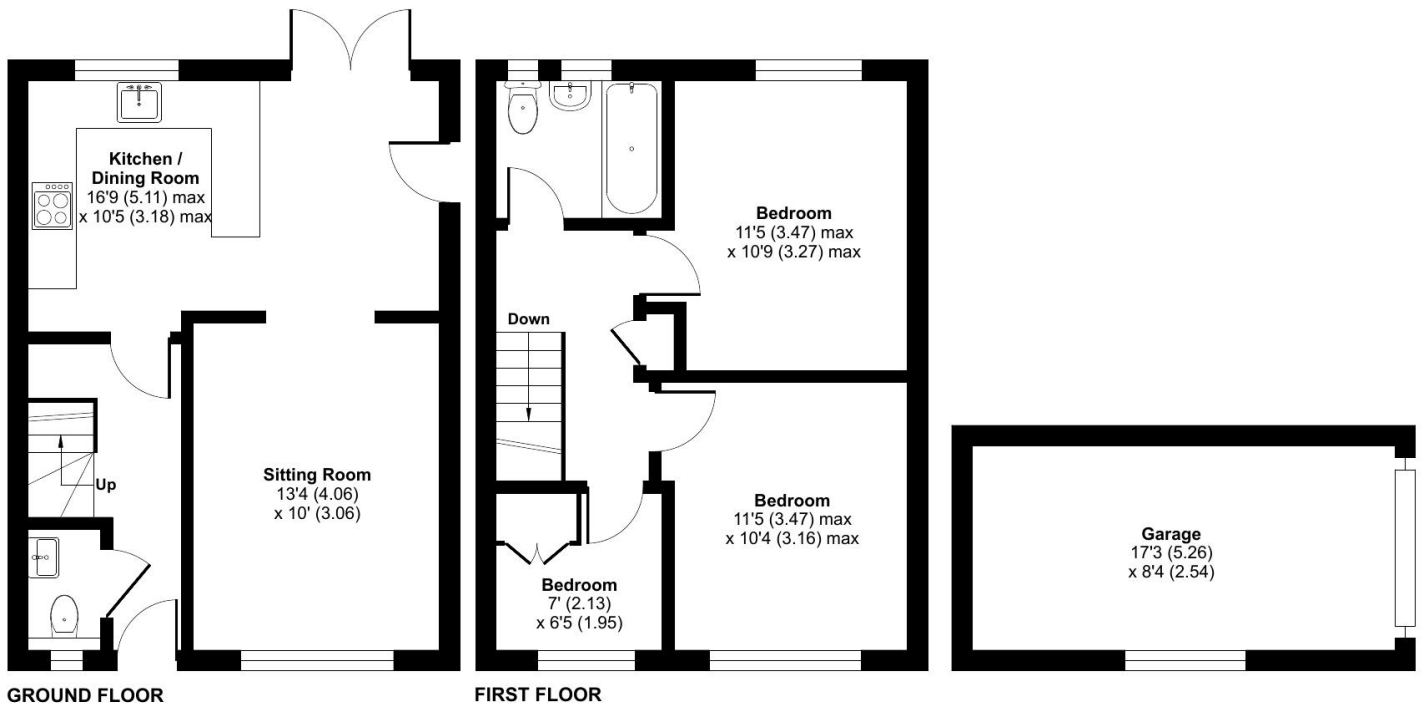
## Stourton View, Frome, BA11

Approximate Area = 778 sq ft / 72.3 sq m

Garage = 144 sq ft / 13.4 sq m

Total = 922 sq ft / 85.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1234745



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