

29 Clay Close,

Dilton Marsh, BA13 4DU

COOPER
AND
TANNER



Guide Price £400,000 - £450,000 Freehold

A light and airy four-bedroom detached family home, set in the idyllic location of Dilton Marsh offering extensive downstairs living accommodation and a corner plot.

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DESCRIPTION

An opportunity has arisen to purchase this light and airy four-bedroom detached family home, set in a quiet cul-de-sac position within the village of Dilton Marsh which is within easy reach of Frome, Westbury and the beautiful city of Bath. The home offers extensive downstairs living accommodation and provides a wraparound style garden plot.

The internal accommodation provides a generous size lounge, fitted kitchen, dining room, conservatory/breakfast room, conservatory, master bedroom with en-suite, three further bedrooms, family bathroom, utility and cloakroom.

The kitchen comprises a range of base and wall mounted cabinets, stainless steel sink inset into the worktop, space for a free-standing range style cooker with extractor hood overhead and space for white goods. The lounge is a great size and enjoys lots of natural light and provides space for large lounge furnishings and enjoys a feature fireplace with fitted burner. The family dining room is a good size room and provides space for a family dining table and chairs, the room is currently set up as a fun bar area or could provide itself as a work from home space or ground floor bedroom. The conservatory/breakfast room is an impressive 18ft room and is ideal for multi-functional use to personal preference. The ground floor has a further conservatory for sitting in and relaxing. There is a ground floor W.C. and entrance porch.

The first floor has a master bedroom benefiting from an en-suite shower room. There are three further bedrooms of which are served by the three-piece family bathroom.

OUTSIDE

Externally the home enjoys large private wrap around gardens and there is driveway parking for multiple vehicles.

DESCRIPTION

Dilton Marsh has local amenity to include a primary school, village shop and public house, train station is just 3 minutes walk, from here you can catch a train to Waterloo, Salisbury, Bath and Bristol.

Warminster lies approximately 3.2 miles distant and offers a wide range of shopping and leisure facilities to include library, sports centre, swimming pool, schools, churches, doctors' and dentists' surgeries, hospital and post office. Warminster also benefits from a main line railway station to London Waterloo, There is also a main line to Paddington from Westbury, just 1.3 miles distance.

The nearby A303 provides excellent road links to London to the east and Exeter to the west. Local attractions include Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain.

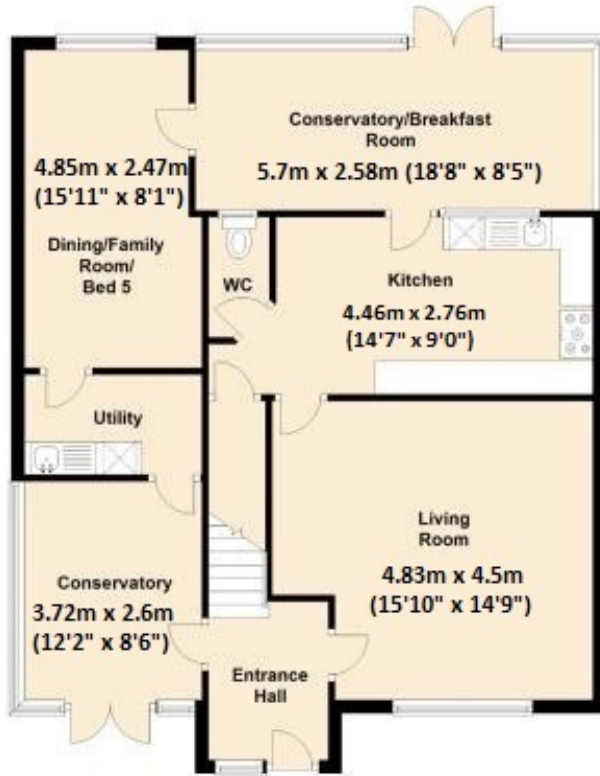
The historic market town of Frome is 5 miles distant and offers a range of shopping facilities, sports centre, several cafés and pubs, local junior, middle and senior schools, several theatres, and a cinema. Private schools can be found in Wells, Bath, Warminster, Cranmore, Beckington, Glastonbury and Street. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.





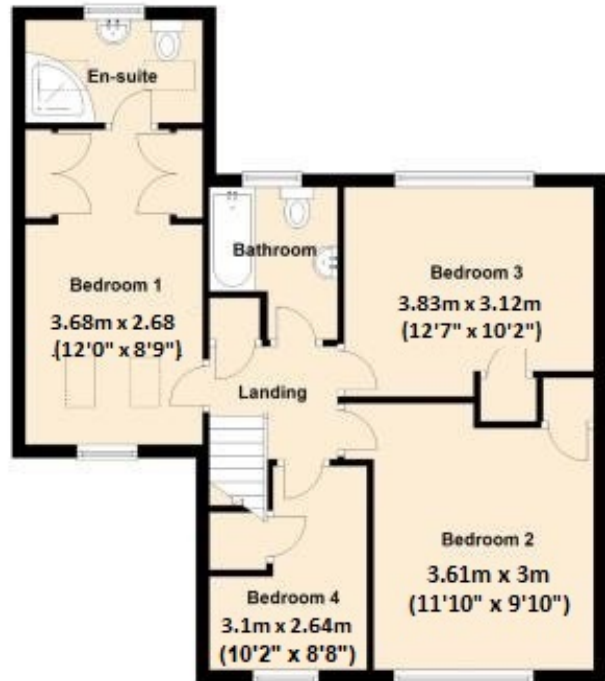
Ground Floor

Approx. 86.7 sq. metres (933.7 sq. feet)



First Floor

Approx. 60.5 sq. metres (651.1 sq. feet)



FROME OFFICE

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