

39 Marston Lane, Frome, BA11 4DR

COOPER
AND
TANNER



OIEO £420,000 Freehold

4 2 2 EPC C

Description

An opportunity has arisen to purchase this fantastic four double bedroom, double fronted modern style family home set back from the road and on the popular Marston Lane within Frome. The home enjoys extensive downstairs living accommodation, a private enclosed rear garden and is within an easy stroll to the town's Victoria Park and to nearby amenities.

The property's internal accommodation provides a large dual aspect lounge, kitchen with adjoining utility, separate dining room, master bedroom with en-suite, three further double bedrooms, family bathroom and cloakroom.

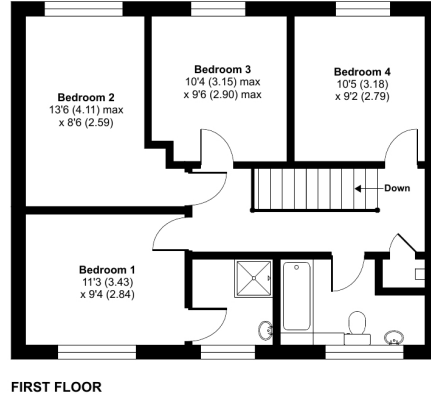
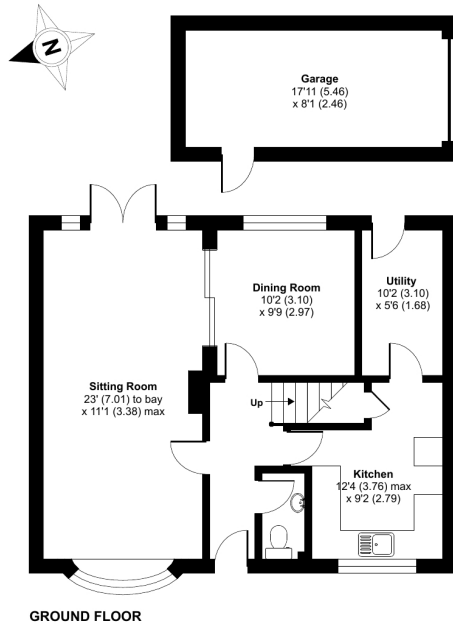
The dual aspect 23ft lounge is a great size room, enjoying lots of natural light and offering ample space for all lounge furnishings. The kitchen to the front comprises a range of base and wall mounted cabinets, sink inset into the worktop, space for free standing white goods and views onto the front. From the kitchen a door leads into the handy adjoining utility room with a door to the garden. There is a good size family dining room with space for a large table and chairs, with views onto the garden. The ground floor is completed with a fully fitted downstairs cloakroom. Making your way upstairs the master bedroom to the front is a good size double room, offering the added benefit of an en-suite shower room. There are three further generous size double bedrooms, all of which are served by the three-piece family bathroom.

Externally the home enjoys a sunny private enclosed mature garden, which is mainly laid to lawn with a range of high-level planted trees and bushes within surrounding flower beds. An access path leads to the door into the garage. To the front there is a low-level private wall enclosed garden, with an iron access gate leading onto the path.

Marston Lane, Frome, BA11

Approximate Area = 1443 sq ft / 134.1 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2021. Produced for Cooper and Tanner. REF: 845058



Features

- A fantastic four bedroom double fronted family home
- Master bedroom with en-suite
- Extensive, dual aspect lounge
- Light and airy kitchen
- Separate dining room
- Utility and downstairs cloakroom
- Private enclosed gardens
- Single garage



- Council Tax Band D
- Tenure Freehold
- EPC Rating C

FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



RICS

OnTheMarket