

# 15 Printworks Road, Frome, BA11 1GN

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TANNER



## £450,000 Freehold

Set within the award-winning Old Printworks development, this attractive three-bedroom semi-detached home combines contemporary design with energy efficiency and generous living space. Arranged over three floors and finished to a high standard throughout, the property features a superb top floor suite, open-plan living areas, a landscaped garden and the rare benefit of parking and a divided garage providing storage and a versatile studio space.

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## £450,000 Freehold

### DESCRIPTION

Located on the award-winning Old Printworks development, this recently built semi-detached home offers the best of contemporary design, energy efficiency and flexible living. Arranged over three storeys and beautifully finished throughout, the property provides three double bedrooms, a superb principal suite and versatile reception spaces, making it an excellent choice for families or those wishing to downsize without losing comfort or quality.

On arrival, a smart frontage gives way to a welcoming entrance hall with cloakroom and a large fitted cupboard, ideal for coats, shoes and everyday storage. From here the house opens into a generous open-plan sitting and dining room, designed with modern living in mind. Triple-glazed patio doors extend across the rear, drawing in light and opening directly onto the garden, a peaceful and private spot for relaxing or entertaining. The kitchen is arranged in a practical galley style and fitted with sleek, handleless wall and base units beneath quartz work surfaces. Integrated Bosch appliances include an induction hob, oven, extractor, fridge freezer and dishwasher, all designed to keep the space clean and uncluttered. A discreet utility cupboard offers additional storage as well as plumbing for a washing machine and tumble dryer.

The first floor provides two spacious double bedrooms and a beautifully presented family bathroom, complete with rainfall shower over the bath, chrome heated towel rail and coordinating ceramic tiling. Occupying the whole of the top floor, the main bedroom suite creates a wonderful sense of privacy. This

impressive space incorporates a dressing area and a contemporary en suite shower room fitted with rainfall and hand showers, a chrome towel rail and tiled flooring. Large windows frame open aspects and ensure the room is filled with natural light throughout the day.

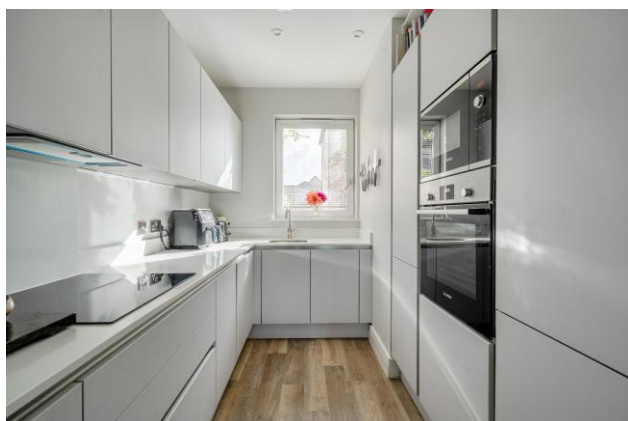
Sustainability and comfort are at the heart of the design, with high-performance triple-glazed windows and doors. The house is fitted with a solar PV system including battery storage adding to the exceptionally efficient running costs. Externally the property benefits from driveway parking for two vehicles. The garage has been divided in two, providing a smaller garaging space and a studio, providing valuable additional space, equally suited to use as a home office, gym or creative studio. The Old Printworks offers a thriving and friendly community with thoughtful extras including communal car charging points. For everyday convenience a Spar shop is located within the development.

### ADDITIONAL INFORMATION

Mains electricity, gas, water and drainage are all connected, as well as recently installed solar PV panels.

### 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.



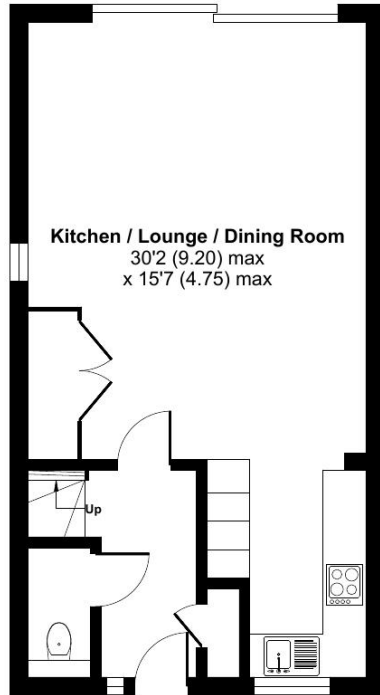




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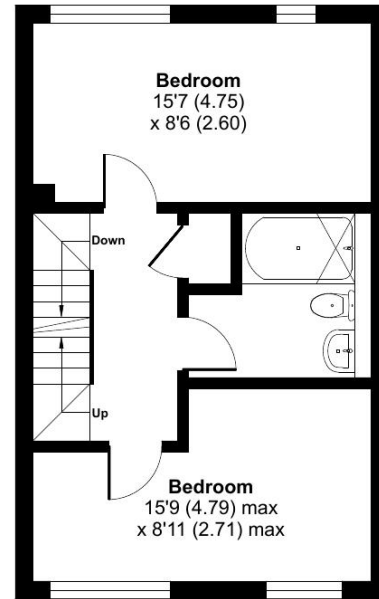
Approximate Area = 1257 sq ft / 116.7 sq m  
 Garage = 105 sq ft / 9.7 sq m  
 Outbuilding = 90 sq ft / 8.3 sq m  
 Total = 1452 sq ft / 134.7 sq m  
 For identification only - Not to scale



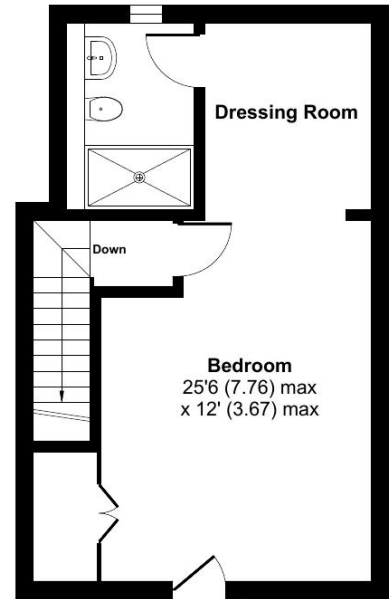
GROUND FLOOR



GARAGE / OUTBUILDING



FIRST FLOOR



SECOND FLOOR

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: 1343101



## FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

[frome@cooperandtanner.co.uk](mailto:frome@cooperandtanner.co.uk)

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