

36 Great Western Street, Frome, BA11 1FZ

COOPER
AND
TANNER



£410,000 Freehold

A modern and well-presented three-storey, double-fronted townhouse located in central Frome, enjoying a corner position and park views. Offering four bedrooms, flexible reception space and a stylish eat-in kitchen with direct garden access. The accommodation is thoughtfully arranged with en-suite facilities, contemporary finishes and excellent natural light throughout. Outside, there is a low-maintenance south-west facing garden, along with a single garage and driveway parking. An ideal home for families or those seeking versatile living in a central location.

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DESCRIPTION

This striking double-fronted townhouse offers a superb blend of modern design and practical family living. Built in 2011 and positioned on a desirable corner plot, the property enjoys a pleasing symmetry and an abundance of natural light throughout its three well-proportioned floors. The frontage is neatly enclosed by iron railings, with a low-maintenance gravel garden that provides an ideal canvas for personalisation.

Stepping inside, a welcoming entrance hall sets the tone, complete with a useful coat cupboard, cloakroom and staircase rising through the home. To one side, the dual-aspect living room is a bright and comfortable retreat, while opposite, the sociable kitchen/dining space forms the heart of the home. Fitted with sleek white cabinetry, striking red subway tiles and generous work surfaces, this is a space equally suited to everyday family life and entertaining, with French doors opening directly onto the garden.

The first floor offers excellent flexibility, with a beautifully light family room featuring a bay window and delightful views across the park, perfect as a more formal sitting room or additional reception space. This level also includes a double bedroom with built-in storage and en-suite shower room, along with a convenient separate WC. On the upper floor, the master bedroom enjoys its own en-

suite and fitted wardrobes, complemented by two further bedrooms, one a small double and the other a single - ideal for children, guests or home working. A contemporary family bathroom serves this floor, finished with clean lines and modern tiling.

OUTSIDE

Outside, the south-west facing garden is fully enclosed and designed for ease, with a combination of patio and artificial lawn creating a practical yet inviting outdoor space. Beyond, a single garage and driveway parking add to the home's appeal, completing this well-balanced and conveniently located property.

ADDITIONAL INFORMATION

All mains services 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.





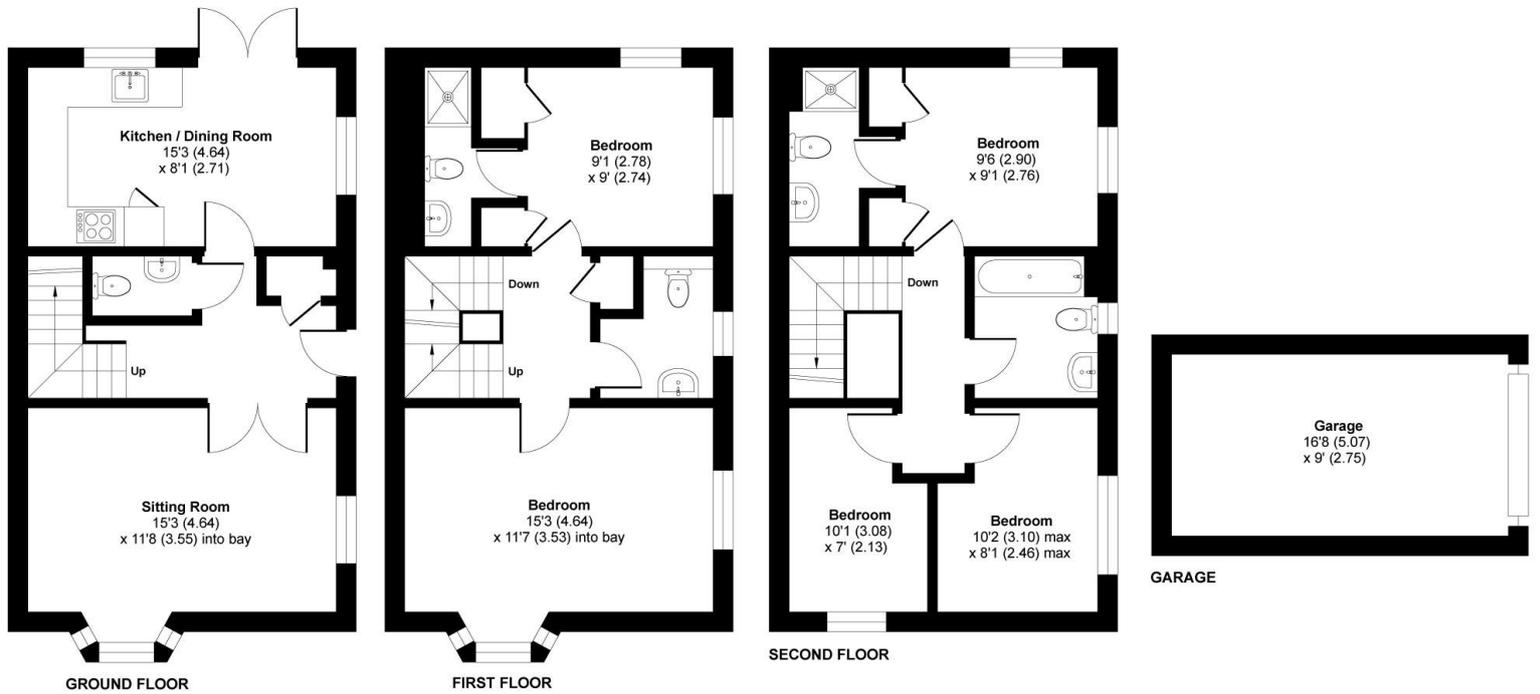
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Approximate Area = 1248 sq ft / 115.9 sq m

Outbuilding = 150 sq ft / 13.9 sq m

Total = 1398 sq ft / 129.8 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). © n'ichecom 2026. Produced for Cooper and Tanner. REF: 1421141



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