

# 34 Cabell Court, Frome, BA11 4BX

COOPER  
AND  
TANNER



£325,000 Freehold

A beautifully presented and well-proportioned three-bedroom semi-detached home, perfectly designed for modern family living. Offering a spacious sitting room, an impressive open-plan kitchen/dining area, and a light-filled conservatory overlooking a private enclosed garden with pavilion. Complete with driveway parking and an attached garage, the home is offered to the market chain free.

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## DESCRIPTION

To the front, a neat gravelled garden is enhanced by an ornamental tree and carefully selected planting, with a pathway leading to the entrance porch. The porch provides practical space for coats and boots and incorporates a convenient ground floor WC, before opening directly into the sitting room. The sitting room is flooded with natural light from its south-west facing window and is finished in neutral tones with modern lighting fixtures and fittings, creating a calm and inviting reception space. To the rear, the kitchen is fitted with sleek gloss wall and base units, granite worktops with inset steel sink and integrated ovens, along with space for a small dining table and chairs. The adjoining conservatory provides additional reception space, enjoying views over the garden and offering direct access outside as well as internal access to the integral garage.

Upstairs, there are two generous double bedrooms and a well-proportioned and versatile single bedroom. The contemporary family shower room is beautifully finished with marble-effect tiling and benefits from generous built-in storage.

## OUTSIDE

The rear garden is a true highlight of the home, thoughtfully designed for ease of maintenance while

offering clearly defined spaces for relaxing and entertaining. Predominantly gravelled with well-stocked planted borders providing colour and texture throughout the seasons, the garden enjoys a high degree of privacy. A charming pavilion creates a sheltered seating area, ideal for al fresco dining, summer gatherings or simply unwinding outdoors, and the hot tub would be included with the sale. This is a garden designed to be enjoyed with minimal upkeep.

## ADDITIONAL INFORMATION

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.

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.





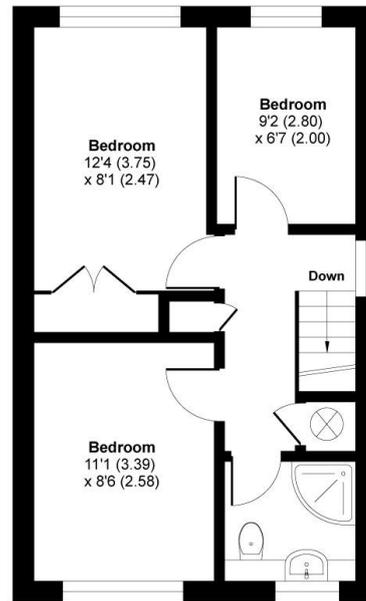
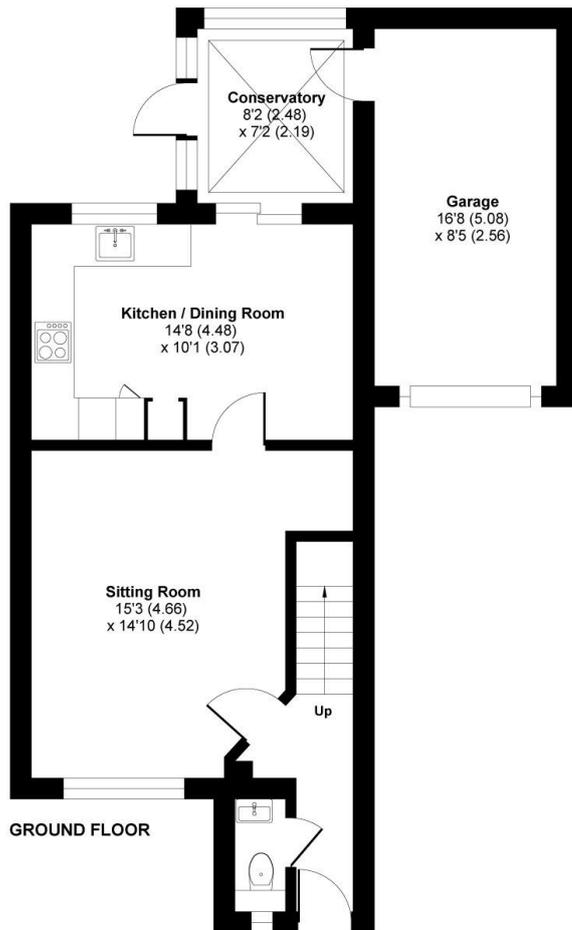
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Approximate Area = 866 sq ft / 80.4 sq m

Garage = 140 sq ft / 13 sq m

Total = 1006 sq ft / 93.4 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). © nichecom 2026. Produced for Cooper and Tanner. REF: 1419810



## FROME OFFICE

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