

12 Burdock Road, Frome, BA11 5FP

COOPER
AND
TANNER



£325,000 Freehold

An exceptionally well presented three-bedroom family home which is set on a very popular new development on the outskirts of Frome town. Driveway parking and a landscaped rear garden.

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 3  1  2 EPC B

£325,000 Freehold

DESCRIPTION

A clean, bright and beautifully presented three bedroom home, offering modern, contemporary styling throughout and perfectly suited to first-time buyers, downsizers or investors alike.

The accommodation begins with a welcoming entrance hall, providing access to a downstairs W.C., stairs rising to the first floor and entry into the living room. The living room is a lovely light and airy space with generous proportions, allowing plenty of flexibility for comfortable furnishings and everyday living. To the rear of the property, the kitchen/dining room forms the heart of the home. Designed with sociability in mind, this open-plan space features a range of stylish wall and base units, built-in oven, hob and extractor, and ample room for a dining table and chairs. Double doors lead directly out to the rear garden, seamlessly connecting indoor and outdoor living.

Upstairs, the first floor offers three well-proportioned bedrooms, with the master bedroom to the front, benefiting from its own en-suite. The family bathroom and en-suite shower room have both been finished to a high standard with a modern, stylish feel.



OUTSIDE

To the front of the property there is off-road parking for two vehicles. The rear garden has been cleverly landscaped to create a low-maintenance yet attractive space, including a patio seating area, artificial lawn and a decked seating area. Fully enclosed, the garden is both child and pet friendly, making it ideal for relaxed outdoor enjoyment. Overall, this is a home that is ready to move straight into, offering hassle-free living with a contemporary finish throughout, equally appealing as a comfortable residence or a fantastic rental investment.

ADDITIONAL INFORMATION

Gas fired central heating. Mains gas, water, electricity and drainage are all connected. Approx management estate charge £200pa

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.

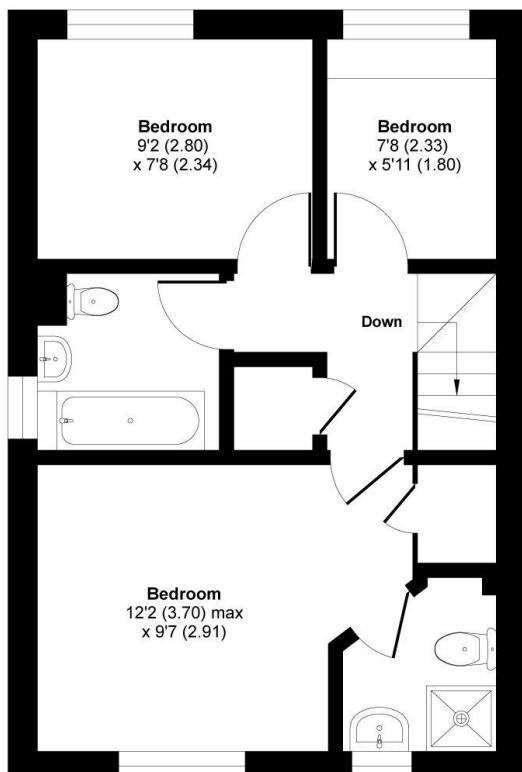
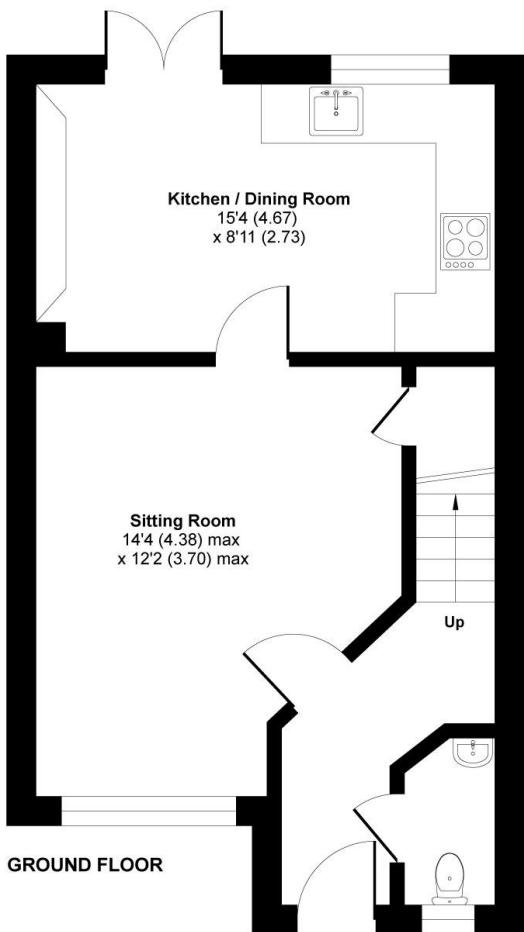




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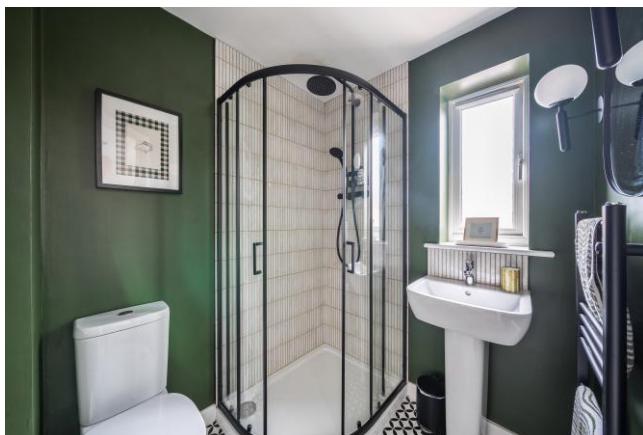
Approximate Area = 756 sq ft / 70.2 sq m

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.

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