

17 Printworks Road, Frome, BA11 1GN

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Guide Price £425,000 to £435,000 Freehold

A beautifully presented three-storey home on the award-winning Old Printworks development, offering three double bedrooms, a bold navy kitchen and a landscaped garden complete with pergola and patio seating – perfect for stylish, low-maintenance living.

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 3  1  2 EPC B

Guide Price Between £425,000 to £435,000 Freehold

DESCRIPTION

Positioned along a quiet road within the sought-after Old Printworks development, this stylish semi-detached home offers a practical three-storey layout with a warmer, more homely interior. With thoughtful decorative finishes, a bespoke navy kitchen and a beautifully landscaped garden, the property blends modern energy efficiency with inviting character.

The entrance hall provides a welcoming first impression, complete with cloakroom and built-in storage. To the rear, the open-plan sitting and dining room forms the heart of the home, with full-width glazed doors opening directly onto the garden. The kitchen has been designed with a bold navy finish, paired with quartz worktops and integrated Bosch appliances, giving a smart contemporary edge.

The first floor is home to two generous double bedrooms along with a well-appointed bathroom featuring rainfall shower over the bath, tiled walls and chrome fittings. The second floor is entirely given over to the main bedroom suite, offering a peaceful retreat with its own dressing area, a versatile space also used here as an office, and private en suite shower room. Generous windows ensure the space feels bright and airy. This home has been styled with a cosier, more

personal touch, with panelling and painted finishes adding character throughout. Engineered flooring and triple-glazed windows and doors ensure a comfortable and sustainable environment.

The rear garden is a real highlight, designed for both style and low maintenance. A slate shingle pathway leads through a section of lawn to a smart patio and pergola seating area – the perfect spot for entertaining or quiet evenings outdoors. The property also benefits from a large single garage, driveway parking for two vehicles. Residents have access to communal EV charging points and a range of on-site amenities, including a Spar shop.

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.







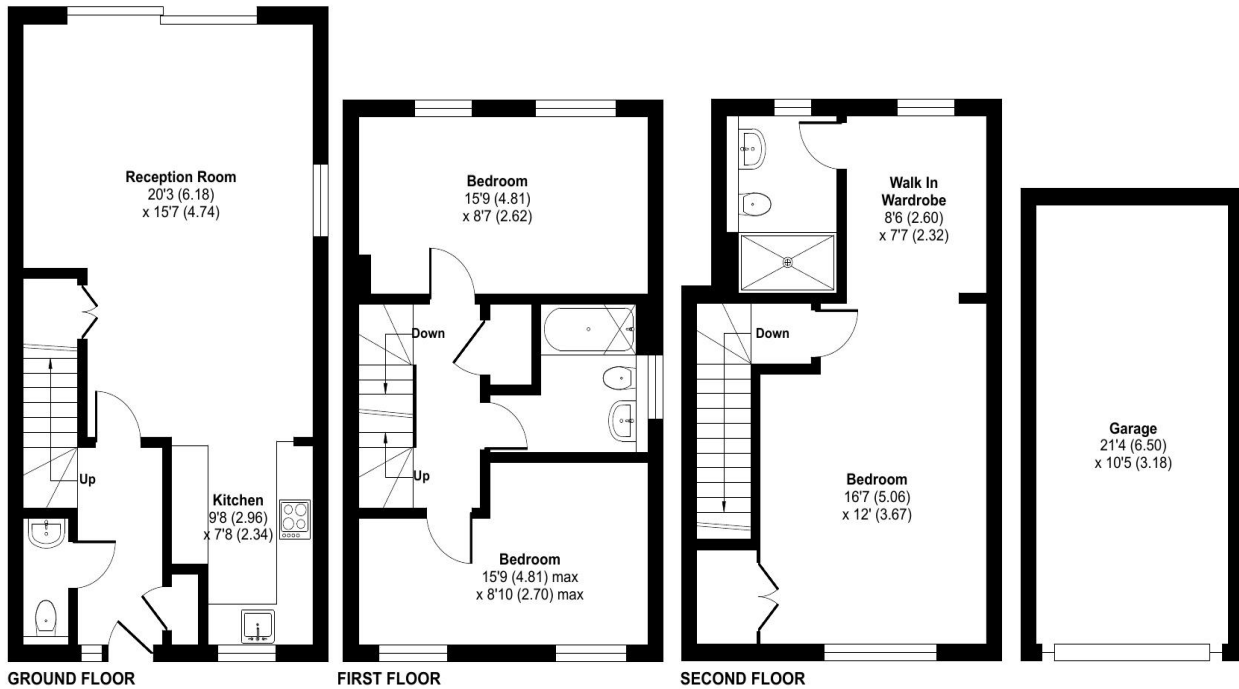
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Approximate Area = 1266 sq ft / 117.6 sq m

Garage = 222 sq ft / 20.6 sq m

Total = 1488 sq ft / 138.2 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 2025. Produced for Cooper and Tanner. REF: 1345550



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