

# 39 Whitestone Road,

Frome, BA11 2DW

COOPER  
AND  
TANNER



OIEO £340,000 Freehold

39 Whitestone Road is a charming, well maintained semi-detached family home with a large garden in a popular area of Frome. Available to the market for the first time, having been in the same family since being built in 1962. Priced to sell quickly, early viewings recommended.

# 39 Whitestone Road, Frome, BA11 2DW

 3  2  1 EPC E

OIEO £340,000 Freehold

## DESCRIPTION

39 Whitestone Road is a charming, well maintained semi-detached family home with a large garden in a popular area of Frome, within proximity of primary, middle and secondary schools. Available to the market for the 1st time, having been in the same family since being built in 1962. Priced to sell quickly, early viewings recommended. Offered for sale with no onward chain.

You enter the home into a generous hallway, with plenty of room for coat and boot storage, as well as a large cupboard under the stairs. The living room is a great size for a family, bathed in light, with electric fire focal point. Original double doors lead through to the dining room, which has lovely views over the garden.

The kitchen has been updated recently, including the total rewiring of the whole house. There are a range of wall and base shaker style units, with a tall larder, electric hob and integrated oven. The layout has been reconfigured to include lots of worktop space and storage. There is also a stable door out to the enclosed carport.

Upstairs there is a wide landing with big airing cupboard. The large bathroom has also been recently updated, and is bright and light from the 2 windows, with a shower over the bath and additional storage unit.

There are two good sized double bedrooms, both with bespoke, carefully considered, built-in storage and long ranging views. A third bedroom is a decent sized single but would also make an excellent office. The property benefits from excellent internet speeds.

The loft is insulated, part boarded and accessed via a built-in ladder.

The house has been an exceedingly happy home for two generations of the same family and has been meticulously maintained. It now presents a fantastic opportunity for someone to make it their own.

## OUTSIDE

The property is set back from the road with a low maintenance front garden, currently laid to gravel with some mature planting. There is off-road parking available for multiple vehicles in the garage, large carport and front driveway. The detached garage has an apex roof suitable for storage. The garage benefits from numerous power outlets.

The garden is predominantly grass with a central path. It's a fantastic blank canvas for any new occupant.

## AGENT'S NOTE

Viewers should be aware the property does not have a mains gas connection and the current boiler runs on oil. The boiler has been annually serviced.

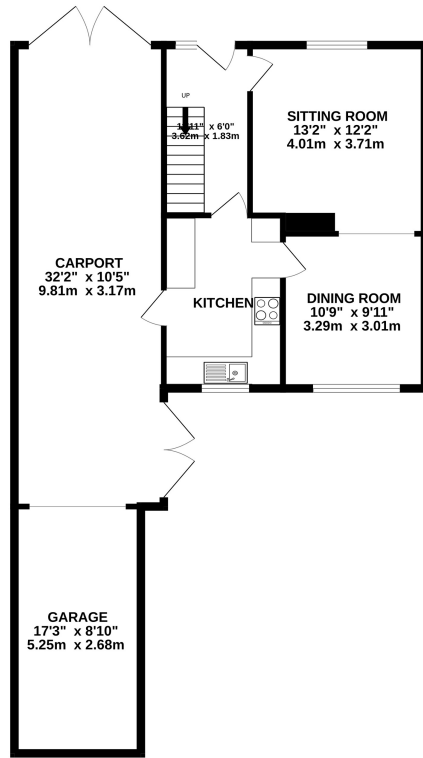
## LOCATION

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.

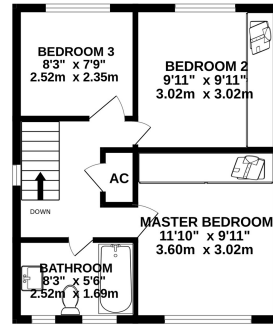




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

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

COOPER  
AND  
TANNER

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

