

11 Westwood Drive,

Frome, BA11 4JR



OIEO £325,000 Freehold

An immaculate and welcoming family home offering generous living space and further potential to improve, positioned on the Bath side of town.

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This three-bedroom, semi-detached house on a larger-than-average corner plot and located in the popular residential area of Westwood Drive, is a fantastic opportunity for families or first-time buyers. Built in the 1970s, this home offers generous living space, a large garden and potential for modernisation, making it the perfect blank canvas for those looking to create their ideal family home.

The property is entered through the side via a welcoming porch, with plenty of storage space for coats and boots and also housing the downstairs W.C. From here you proceed through to the good-sized kitchen, which currently provides a range of base and wall units and a small breakfast bar. The living/dining room beyond is a fantastic size, perfect for relaxing or entertaining, extending out the conservatory. This open-plan living area is full of potential for personalisation. Should you require additional reception space, there would be potential to extend, subject to the usual planning consents, either sideways or towards the rear, or to incorporate the integral garage.

FIRST FLOOR

Upstairs there are two spacious bedrooms, both well-proportioned and filled with natural light, with built-in

storage. There is a further smaller bedroom offering comfortable space for a growing family or home office. The family bathroom is a great size and includes a three-piece suite with bath and separate shower.

OUTSIDE

Outside, the property has a single garage and off-street parking for around three cars. The expansive wrap-around garden is fully enclosed and well-maintained. There is plenty of space for outdoor entertaining, with a tiered patio space to the rear and lawn to the side, perfect for a children's play area. This wonderful home also has the added benefit of a large, easily accessible and secure shed, ideal for storing a variety of different things – and large enough for a motorbike!

With spacious rooms, a large garden and a convenient location, it's the perfect place to make your forever home!

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.





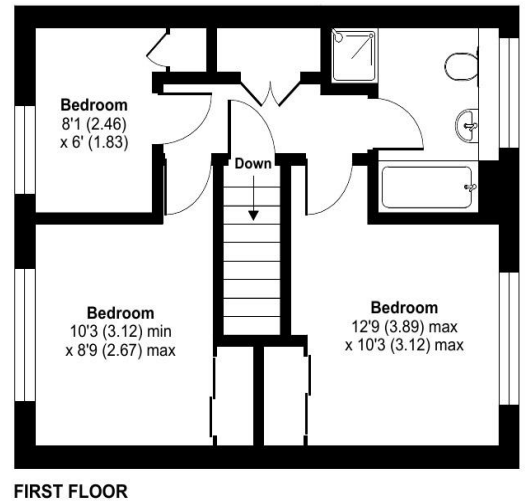
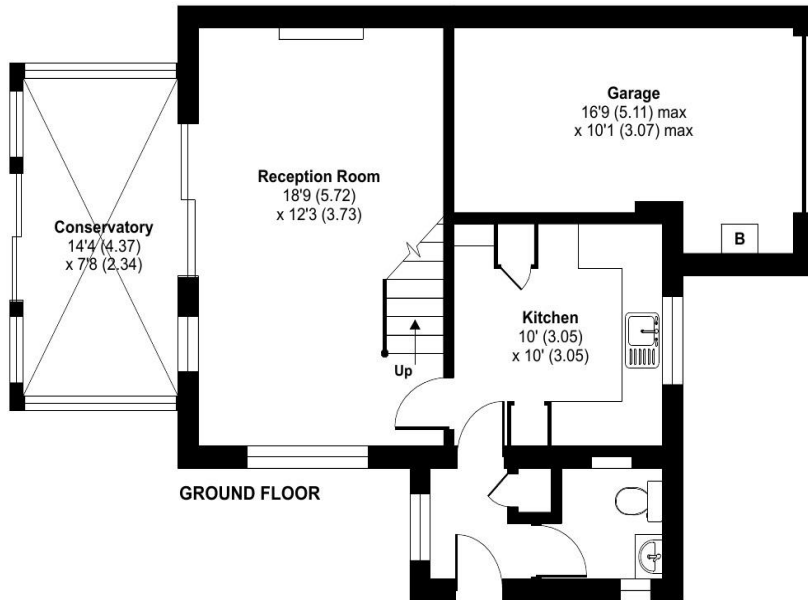
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Approximate Area = 963 sq ft / 89.4 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 1113 sq ft / 103.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Cooper and Tanner. REF: 1192755



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