

99 Whitewell Road,

Frome BA11 4EW

COOPER
AND
TANNER



OIEO £345,000 Freehold

A beautifully presented, modern four-bedroom end-of-terrace home arranged over three floors. The property offers versatile accommodation with a generous living room, kitchen/breakfast room, family bathroom, enclosed rear garden, and off-road parking for two vehicles. Offered to the market with no onward chain.

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DESCRIPTION

The property is approached via a gravelled driveway providing parking for two cars. A pathway leads to the main entrance, located to the side of the home, and continues to the rear garden. The property is entered via a welcoming hallway, neutrally decorated, from here, doors open into the kitchen/breakfast room, living room, and ground floor WC. The living room is a particularly generous and light-filled space, with French doors leading directly out to the garden. Perfectly suited to both family life and entertaining, the combination of tiled flooring and underfloor heating ensures a comfortable environment all year round. To the front of the house, the kitchen/breakfast room provides an excellent hub of the home. Fitted with a range of wall and base units, rolled edge work surfaces, and a stainless steel sink and drainer, the space is both practical and stylish. An integrated oven with ceramic hob and extractor fan are complemented by further space and plumbing for appliances, while the large front-facing window ensures the room feels bright and inviting, ideal for relaxed breakfasts or coffee with friends.

From the ground floor, carpeted stairs rise to the first-floor landing where there is a useful window drawing in natural light. This floor is home to the master bedroom, a further single bedroom, and the family bathroom. The main bedroom is a generous double, enjoying views over the rear garden. It is finished with attractive wood-effect flooring and a wall-mounted radiator, creating a comfortable and welcoming retreat. The family bathroom sits centrally, fitted with a modern white suite including bath with shower over and glass screen, wash hand basin, WC, towel radiator, and tiled surrounds. To the front of the house is bedroom four, a versatile single room that could equally

serve as a nursery, study, or home office. A further staircase rises to the top floor where two additional double bedrooms can be found. Both rooms are bright and characterful, featuring sloping ceilings with Velux roof windows. Bedroom two, to the rear, enjoys views across the garden and countryside beyond, while bedroom three, to the front, looks over Whitewell Road. Each offers excellent potential as a guest room, teenager's bedroom, or even a creative studio space, with the height restriction to one side of the rooms adding charm without compromising functionality.

OUTSIDE

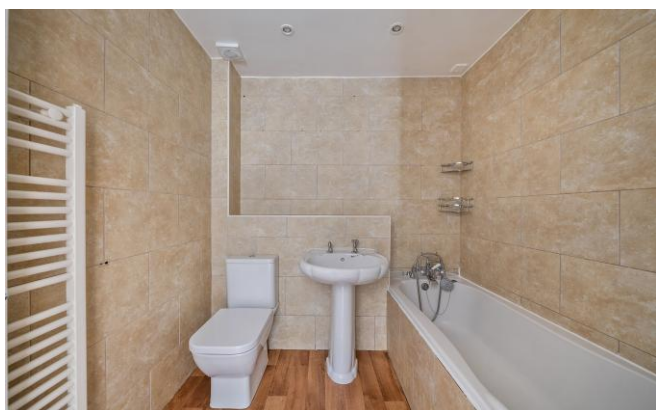
Outside, the rear garden is fully enclosed, bordered by a stone wall and timber fencing, and laid mainly to lawn with a patio seating area directly outside the living room doors and presents an exciting blank canvas for a keen gardener, or low maintenance retreat. Ideal for families, investors or first-time buyers looking to enjoy the lifestyle Frome has to offer.

ADDITIONAL INFORMATION

Mains gas central heating. All mains services are connected.

LOCATION

The property is within walking distance of Frome's historic centre, which is renowned for its atmospheric streets, quirky independent shops, cafés, galleries, and performing arts. Regularly featured in 'Best Place To...' lists, Frome is now famous for its independent town council, its innovative health care approaches, the monthly Independent Market, vibrant community action, and the surprise performances of international stars at the Cheese & Grain.







Whitewell Road, Frome, BA11

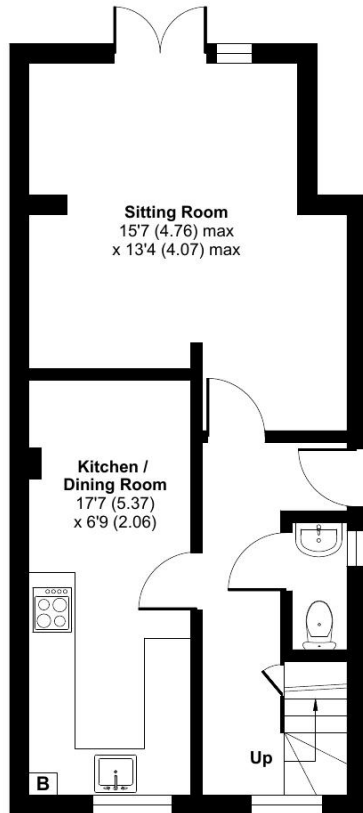
Approximate Area = 883 sq ft / 82 sq m

Limited Use Area(s) = 108 sq ft / 10 sq m

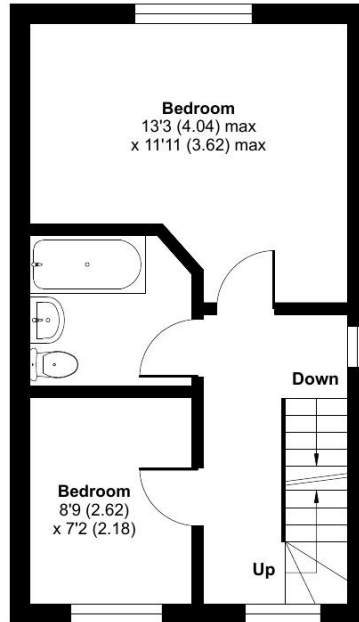
Total = 991 sq ft / 92 sq m

For identification only - Not to scale

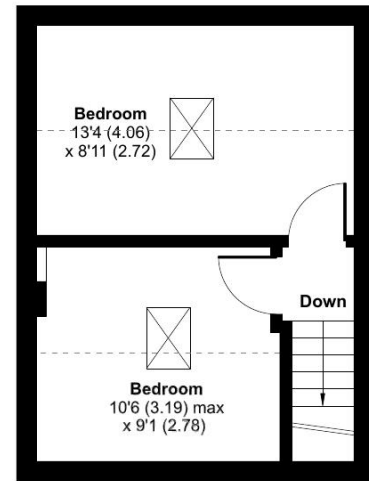
Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1355973



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