

# 3 Packsaddle Way,

Frome, BA11 2JU

COOPER  
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TANNER



£625,000 Freehold

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3 Packsaddle Way is a spacious three-bedroom detached bungalow with large gardens, gated parking and a double garage in a prime residential location on the Bath side of Frome.

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## DESCRIPTION

Set back from a quiet road, masked by well-established hedges on an exceptionally large plot, 3 Packsaddle Way boasts ample off-road parking for several vehicles to the front and through a secure side gate in addition to a detached double garage. The bungalow itself is presented in good decorative order throughout, with light, neutral tones that create a calm and welcoming atmosphere. Care has been taken to maintain the property to a high standard, allowing any prospective purchaser to move straight in without the need for immediate improvements. The principal living spaces and bedrooms are well-proportioned and thoughtfully arranged to make the most of the natural light, while the kitchen and bathrooms are both well-maintained and functional. Overall, the property offers a comfortable and practical living environment, with ample scope for a new owner to further personalise and enhance if desired.

Upon entering, you are welcomed into a particularly spacious entrance hall with WC, airing cupboard, and access to two double bedrooms, both with built-in wardrobes. At the heart of the home is a generously proportioned sitting room enjoying a dual aspect and an open fireplace with an attractive painted stone surround. This space flows seamlessly into a formal dining area, ideal for entertaining, which in turn leads into a large lean-to conservatory overlooking the gardens. Accessed from the sitting room is the third double bedroom, featuring its own en-suite shower room. The kitchen is positioned at the rear of the home, fitted with charming country-style units and space for freestanding appliances, offering lovely views across the garden. A door leads into a practical utility/service hall and out to the rear terrace.

## OUTSIDE

The gardens are undoubtedly a highlight, being of a particularly impressive size and offering excellent privacy. They feature extensive mature planting, a large sun terrace for alfresco dining, and a cosy sheltered seating spot perfect for year-round enjoyment.

## ADDITIONAL INFORMATION

Mains gas central heating. All mains services are connected.

## LOCATION

The property is a short walk from the town centre and its many independent cafés and boutique shops, including Rye Bakery, Projects Frome, Moo and Two, Frome Hardware, Little Walcot and Frome Reclamation Yard. Frome's popularity has surged in recent years; the town is routinely named one of the best places to live in the UK, thanks to its thriving cultural scene, historic architecture, and beautiful surrounding countryside. The Frome Independent, a monthly market showcasing local artisans and food producers, has helped put Frome on the map, attracting over 80,000 visitors annually.

Transport links are also very good. A mainline railway service runs direct services from Frome to London Paddington, with a journey time of around 86 minutes. Access to the national motorway network is via the A303 (M3) and Bristol Airport is less than 30 miles away.







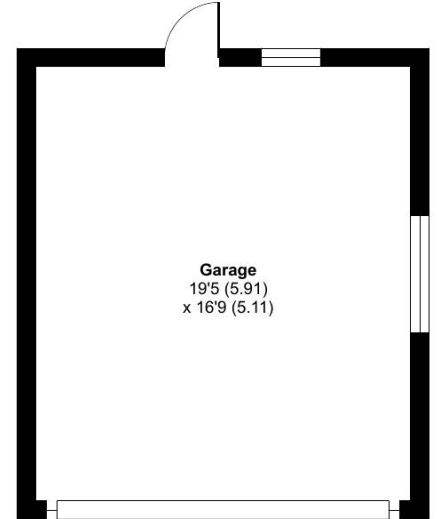
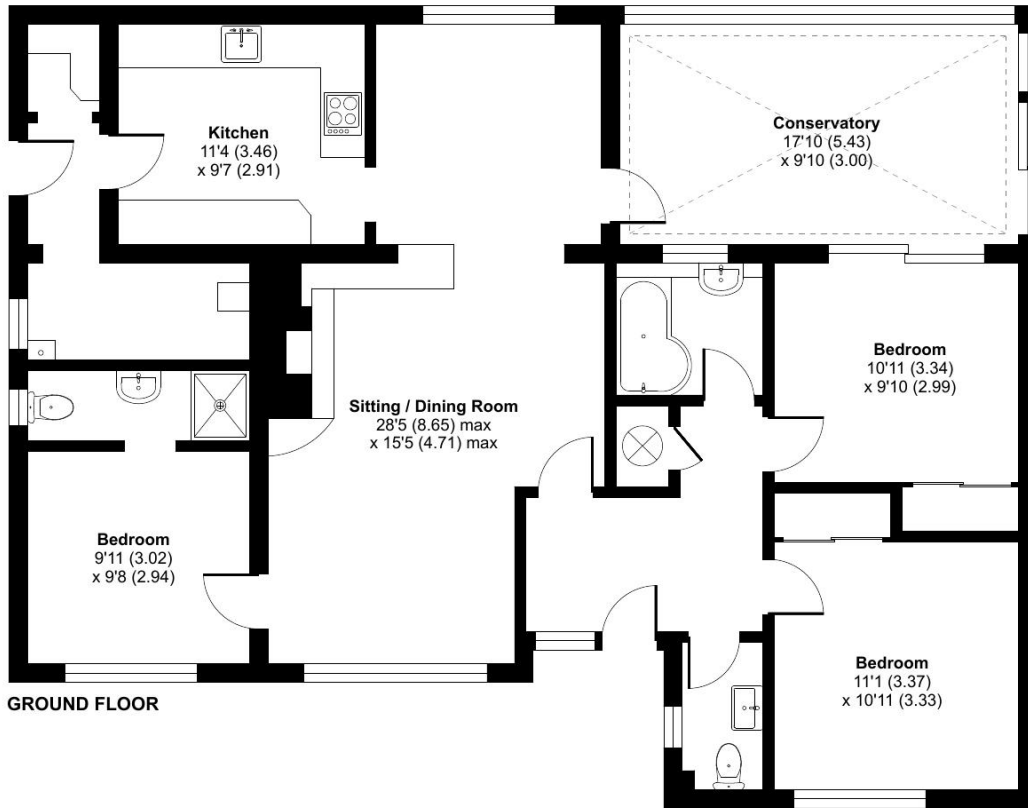
## Packsaddle Way, Frome, BA11

Approximate Area = 1338 sq ft / 124.3 sq m

Garage = 325 sq ft / 30.1 sq m

Total = 1663 sq ft / 154.4 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). © nitchcom 2025. Produced for Cooper and Tanner. REF: 1284020



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