

39 Whitewell Road,

Frome, BA11 4EL

COOPER
AND
TANNER



£530,000 Freehold

A beautifully presented three-bedroom dormer bungalow which has been beautifully extended to provide the property with a wonderfully modern kitchen with bi-folding doors leading out onto the south facing garden - the perfect family room!

39 Whitewell Road, Frome, BA11 4EL

 3  3  2 EPC D

£530,000 Freehold

DESCRIPTION.

This property offers gated off-road parking for multiple vehicles, single garage, welcoming entrance hall, large open plan lounge/diner which has been opened up to provide a lovely social space, with log burner taking centre stage. There are three bedrooms upstairs and an additional reception room downstairs which can be used as a fourth bedroom.

A beautifully presented three-bedroom dormer bungalow offering flexible living accommodation and situated in a fantastic location within the popular town of Frome. Offering gated off-road parking, a single garage and beautiful kitchen extension, an early viewing is highly recommended!

The accommodation comprises of a spacious entrance hall, with access to the shower room, deep storage cupboard, lounge/diner and bedroom four, which is currently being used as a snug/games room and stairs ascending to the first floor. The lounge/diner has been opened up into one beautiful family room, with wood-burner taking centre stage. A truly enjoyable space. From the lounge, you can walk through to the truly stunning kitchen extension, with high ceilings, spotlights, large open space for a dining table or even an island, granite worktops and bespoke fitted units. There are also integrated appliances. There are bi-folding doors leading out onto the decking area of the garden, which is a perfectly sunny spot to enjoy a glass of wine on a summer's evening. The kitchen is an ideal space for entertaining/hosting parties. Attached to the kitchen is the utility room with space for a freestanding washing machine and dryer. There is also a WC.

On the first floor, there are three bedrooms and a newly installed and contemporary family bathroom comprising of a beautiful white suite to include bath with shower over, WC, hand basin and stylish flooring. To the left, you have the master bedroom which has generous sized built-in wardrobes, in addition to eaves storage and is situated to the back of the property, on the garden side. As you exit the master bedroom, you have a single room on the left with further eaves storage and a Velux window, allowing plenty of natural light into the room. Finally, you have the second bedroom which is another good size double, with storage and space for additional furniture.

OUTSIDE

There is an enclosed rear garden bordered by mature hedges, providing you with lots of privacy. The bi-folding doors lead from the kitchen out onto the decked seating area which leads you to a further lawned area. In addition to this, there is a small patio space which is a real sun trap, ideal for enjoying a warm summer's evening. To the front of the property, there is gated off-road parking for multiple vehicles in addition to a single garage, which is accessed via a sliding iron gate.

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.





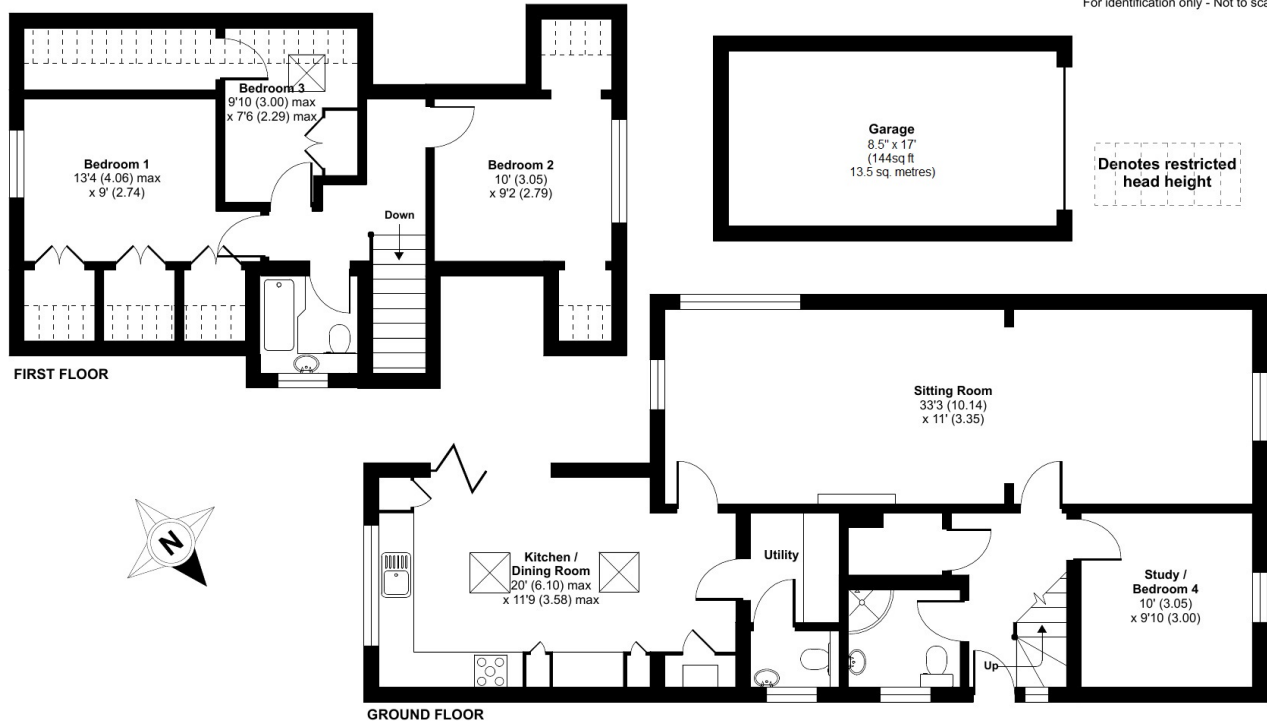
Whitewell Road, Frome, BA11

Approximate Area = 1342 sq ft / 124.6 sq m

Limited Use Area(s) = 77 sq ft / 7.2 sq m

Total = 1419 sq ft / 131.8 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 2023. Produced for Cooper and Tanner. REF: 680361

FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

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.

