



44 Broadway
Frome
BA11 3HA

Guide Price £550,000

If space is what you're looking for, this impressive family home offers over 2,000 sq. ft. of flexible accommodation arranged across four floors. Representing excellent value for money, it provides a rare opportunity to acquire one of the larger homes currently available in Frome.

This substantially extended late Victorian semi-detached home has been thoughtfully adapted to create versatile accommodation ideally suited to modern family living. The ground floor comprises a spacious living room, separate dining room, generous reception hall and a well-appointed kitchen/breakfast room with direct access to the rear garden.

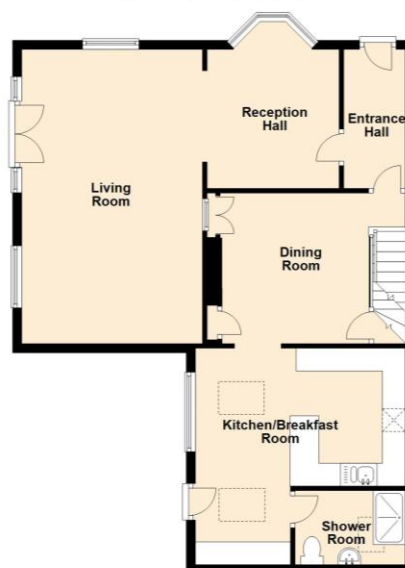
The converted basement provides valuable additional space, ideal as a home office, gym or hobby room, while the upper floors offer five well-proportioned bedrooms, including a recently converted attic suite, complemented by a modern ground floor shower room and a spacious four-piece family bathroom.

Outside, the property benefits from driveway parking for two to three vehicles, a large detached garage and an attractive two-tier rear garden with lawn, patio and seating areas.

Basement
Approx. 13.6 sq. metres (145.9 sq. feet)



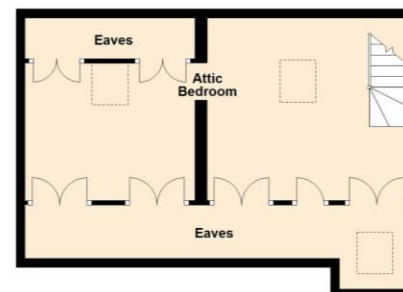
Ground Floor
Approx. 75.8 sq. metres (816.2 sq. feet)



First Floor
Approx. 82.6 sq. metres (873.6 sq. feet)



Second Floor
Approx. 45.3 sq. metres (487.4 sq. feet)



Total area: approx. 197.2 sq. metres (2123.1 sq. feet)

This floor plan is a guide only.
Plan produced using PlanUp.

Residential Sales

Knowledge and service is key; this coupled with confidence and motivation make this department a formidable force, with local knowledge comes the confidence to be able to offer the service you expect. Knowing the value of your home is very difficult to predict; using our experience and in-trade tools available to us will give you the best chance of achieving the greatest price from the most suitable buyer in a time frame that works with you.

Residential Lettings

Looking after your investment is our main objective, finding quality tenants and maintaining the property to a high standard makes for a 'Happy Tenancy', our no hidden extras fee structure is highly competitive (if not cheaper) than most agents.

Commercial Sales and Leasing

Having been one of the main local commercial agents in the town; over the past decade; we have able to assist in modelling the centre by grouping like minded shops enabling them to support each other. In addition we have let numerous industrial units and office complexes in the Commerce Park, Marston and Wallbridge trading estates to both small and large organisations. We believe being passionate about Frome enables us to convince companies relocating or expanding to the area.

- Substantially Extended Late Victorian Family Home
- Over 2,000 Sqft. Of Accommodation Arranged Across Four Floors
- Impressive Kitchen/Breakfast Room With Access To The Rear Garden
- Generous 22' Living Room & Separate Dining Room
- Spacious Entrance Hall & Reception Hall
- Ground Floor Shower Room & Four-Piece Family Bathroom
- Five Bedrooms, Including A Converted Attic Suite
- Converted Basement Ideal As A Home Office, Gym Or Hobby Room
- Driveway Parking, Detached Garage & Attractive Two-Tier Rear Garden
- Exceptional Family Accommodation Offering Outstanding Value For Its Size

- Reception Hall 9' 11" (3.02m) x 9' 6" (2.9m)
- Living Room 22' 9" (6.93m) x 13' 1" (3.99m)
- Dining Room 14' 5" (4.39m) x 10' 11" (3.33m)
- Storage Cellar 11' 3" (3.43m) x 9' 2" (2.79m)
- Kitchen/Breakfast Room 16' 0" (4.88m) x 6' 9" (2.06m) plus 9' 11" (3.02m) x 7' 3" (2.21m)
- Shower Room 8' 0" (2.44m) x 5' 2" (1.57m)
- Bedroom One 13' 2" (4.01m) reducing to 9' 9" (2.97m) x 14' 1" (4.29m) reducing to 7' 3" (2.21m)
- Bedroom Two 13' 2" (4.01m) x 8' 5" (2.57m)
- Bedroom Three 10' 7" (3.23m) x 9' 1" (2.77m)
- Bedroom Four 9' 1" (2.77m) x 7' 3" (2.21m)
- Bathroom 9' 9" (2.97m) x 7' 4" (2.24m)
- Attic Bedroom Areas 12' 7" (3.84m) x 9' 5" (2.87m) 14' 6" (4.42m) x 9' 5" (2.87m) plus eaves
- Single Garage 18' 6" (5.64m) x 9' 6" (2.9m)



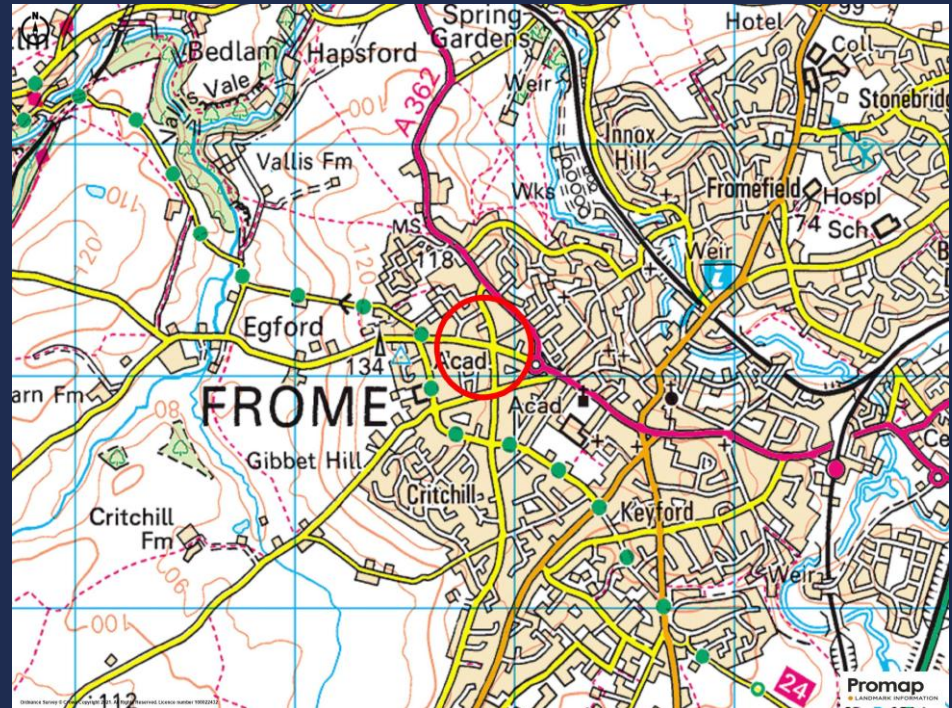
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The Tenure is freehold with the solar panels held under a lease agreement.

The Council Tax Band is C and is charged at £2388.16 for 2026/27

All Main Services are connected.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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