

Walnut Close

Sutton Veny, BA12 7BS

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TANNER



£650,000 Freehold

An opportunity to acquire a four bedroom detached family home. The property offers good sized accommodation throughout and offers a new kitchen and has been decorated throughout the property. It still offers further scope to make improvements. The property is located in the sought after village of Sutton Veny in the Wylve Valley and enjoys a large garden to the front and a rear garden backing onto fields with far reaching views across the open countryside. It has a driveway with parking and a double garage. It comes to the market with NO ONWARD CHAIN. Viewing comes highly recommended.

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DESCRIPTION

This detached four bedroom home is set in the heart of the village of Sutton Veny. It offers great potential to be extended and has a brand new kitchen, it also has been decorated throughout. It benefits from oil fired central heating and double glazing. On the ground floor there is a good sized entrance hall, with doors leading to the lounge has an open fireplace and doors leading to a conservatory, a kitchen/breakfast room with a door giving access to the double garage, dining room and cloakroom/ boot room. Leading upstairs there are four bedrooms with the master offering an en suite, two of the bedrooms have fitted wardrobes and there is a re fitted large family bathroom. Internal viewing is highly recommended.

OUTSIDE

The property is set in a cul de sac location set back with a large front garden laid to lawn with well established trees and shrubs. There is a good sized driveway with lots of parking and leads to the double garage. There is an area of lawn to the side and gated access leading to the rear garden. The rear garden is a real feature and is filled with established shrubs and plants and trees. There is a large lawn and patio area, the garden backs onto fields with breath taking views across open countryside.

LOCATION

Sutton Veny lies at the head of the Wylve Valley and has local amenities that include village church, public house, village hall, playing fields and an exceptional primary school. Warminster town centre lies approximately 2 miles distant and has a fantastic Private School with boarding available. The town also enjoys a wide range of shopping and leisure facilities to include library, sports centre, swimming pool, schools, churches, doctors' and dentists' surgeries, hospital and post office. Warminster also benefits from a main line railway station to London Waterloo whilst the nearby A303 provides excellent road links to London to the east and Exeter to the west. Local attractions include Center Parcs, Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain.

COUNCIL TAX BAND

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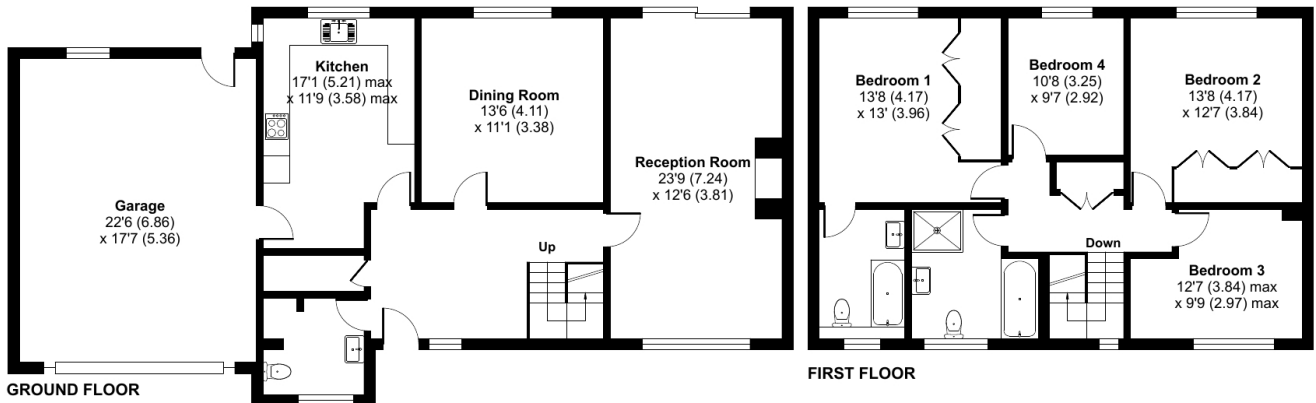




Walnut Close, Sutton Veny, Warminster, BA12

Approximate Area = 2193 sq ft / 203.7 sq m (includes garage)

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: 996059

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