

# Ruskin Drive

Warminster, BA12 8HS

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TANNER



## £343,000 Freehold

This four bedroom semi detached house is very well presented and ready to move into. It is a good size and is ideal for family living. It offers a large living room with a feature gas powered log burner with doors leading into a dining room. In addition there is a conservatory. Downstairs it offers bedroom four which also could be used as a study. The property benefits from gardens to the front and to the rear with driveway parking. It is located close to countryside walks and a small complex of shops right on the doorstep.

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**£343,000 Freehold**

#### DESCRIPTION

This four bedroom semi detached house is very well presented and is ready to move into. It is a good size and is ideal for family living. It offers a large living room with a feature gas powered log burner with doors leading into a dining room. In addition there is a conservatory. A modern kitchen and a cloakroom . Downstairs it offers bedroom four which also could be used as a study. Upstairs there are three bedrooms and a bathroom. The property benefits from gardens to the front and to the rear with driveway parking. It is located close to countryside walks and a small complex of shops right on the doorstep. In brief the accommodation comprises a spacious entrance hall, downstairs cloakroom, kitchen with a range of wall and base units and cupboards under, built in cooker with a hob over and extractor over, space for fridge/freezer. An opening leads into a conservatory which has a side door leading the the driveway and french doors to the rear garden. There is a large lounge with a gas powered log burner and mantle over, this is a light and airy room with double doors leading into the dining room with sliding patio doors out into the rear garden. Bedroom four is downstairs and could also be used as a study. Leading upstairs there is a large landing leading to three bedrooms. The master bedroom has built in cupboards. There is a family bathroom which offers a bath and a large double shower.

#### OUTSIDE

At the front of the property there is a driveway providing parking and leads to the garage ( which is currently converted ). There is gated access to the side. At the side of the property is the front door. There is a garden to the front. At the rear of the property is an attractive garden which is mainly laid to lawn for easy maintenance, it has a patio area , a pergola area for seating, raised flower borders and privately enclosed by panelled fencing. There is an area of garden behind the garage. There is a door at the side to the garage which is currently converted with a bar and snug area.







## Ruskin Drive, Warminster, BA12

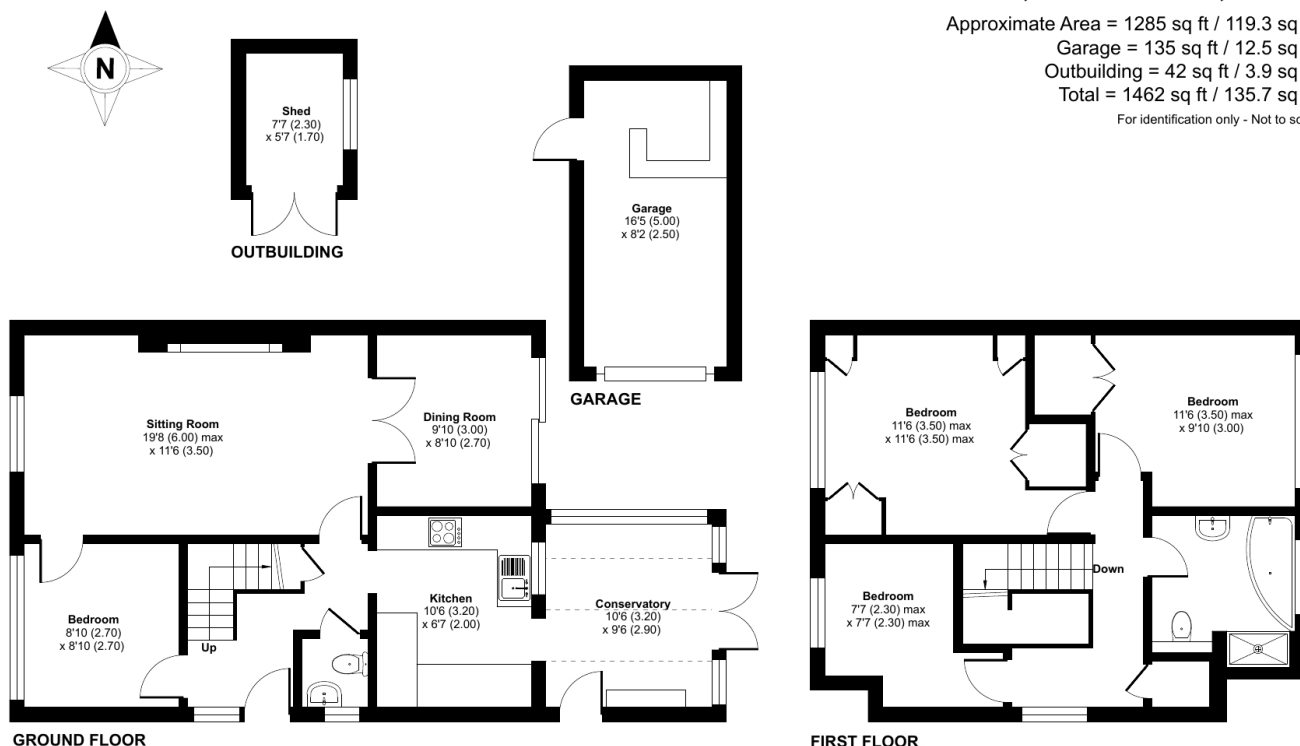
Approximate Area = 1285 sq ft / 119.3 sq m

Garage = 135 sq ft / 12.5 sq m

Outbuilding = 42 sq ft / 3.9 sq m

Total = 1462 sq ft / 135.7 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). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1228048

### WARMINSTER OFFICE

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