

Azalea Drive

Warminster, BA12 8RJ

COOPER
AND
TANNER



£385,000 Freehold

We are delighted to offer this exceptional three / four bedroom detached residence offering immaculate family accommodation throughout. The property has had numerous improvements and upgrades carried out over the years and these include a new kitchen, floor coverings, decoration, double glazing installation and the conversion of the garage to an office / bedroom four. Outside are beautifully tended and landscaped ground along with a large block paved driveway and a double glazed cabin with electricity connected and could be a workshop/home office. We strongly advise the importance of an immediate viewing.

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 4  3  2 EPC TBC

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DESCRIPTION

An excellent opportunity to purchase this outstanding detached residence that is located in a pleasing position in a very popular cul de sac on the Frome side of the town. The present sellers have made numerous numerous improvements and upgrades carried out over the years and these include a new kitchen, floor coverings, decoration, double glazing installation and the conversion of the garage to an office / bedroom four. The entrance hall has wood effect flooring and staircase with balustrading, a door gives access to the ground floor WC, lounge and dining room with sliding patio doors to the rear. The kitchen has been re-fitted and has a lovely range of light blue gloss wall and base units with chrome handles and integrated appliances, an opening leads to the utility area with plumbing, worktop and units. The former garage has been tastefully converted to now provide a office or bedroom four. On the first floor is a landing, and doors that give access to the three principle bedrooms with the master having an en-suite. The family bathroom has been upgraded and has a pleasing white suite. Outside, a block paved driveway and a lawned garden. A side path gives access to the pleasing landscaped garden that also incorporates a paved patio, planted borders and a double glazed cabin with electricity connected and could be a workshop/home office.

LOCATION

The historic market town of Warminster offers a wide range of shopping and leisure facilities to include library, sports centre, Snap gym, swimming pool, pre/ primary / secondary / private 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 Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain.

SERVICES

main gas / main drainage





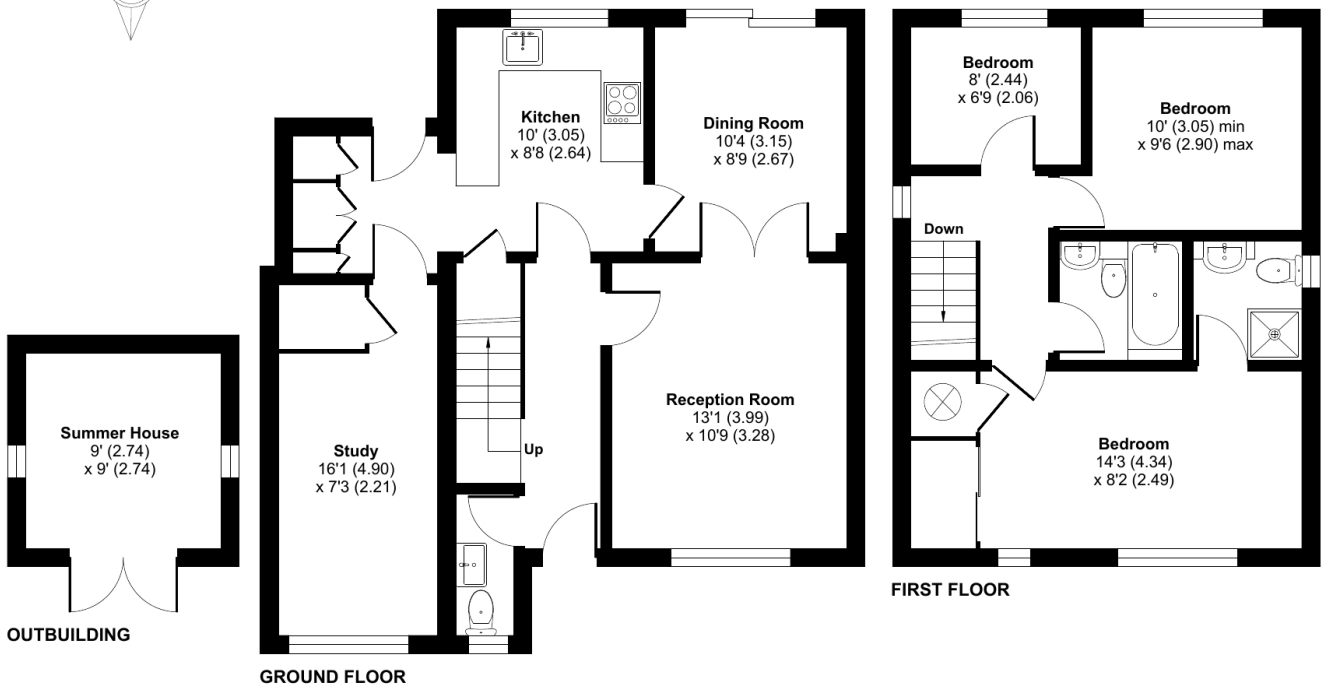
Azalea Drive, Warminster, BA12

Approximate Area = 1058 sq ft / 98.3 sq m

Outbuilding = 81 sq ft / 7.5 sq m

Total = 1139 sq ft / 105.8 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). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1154364

WARMINSTER OFFICE

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