

Eagle Road

Warminster, BA12 8GB

COOPER
AND
TANNER



£449,950 Freehold

We are pleased to offer this four bedroom detached family home set on the popular Redrow development set close to woodlands and open countryside. The current owners have upgraded the property to a very high standard. It benefits from good sized family accommodation with an open plan kitchen/diner. The bedrooms upstairs are all double bedrooms. The stand out feature of the property is the rear garden which has been fully landscaped and is perfect for entertaining with a large cabin currently used as an office. There is a garage and parking for two cars. EARLY VIEWING IS HIGHLY RECOMMENDED.

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DESCRIPTION

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OUTSIDE

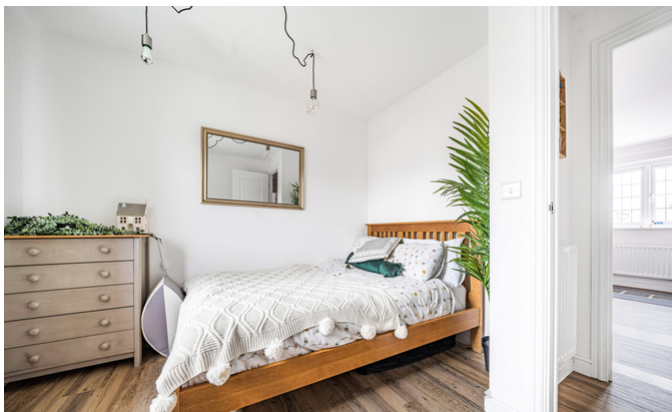
At the front of the property there is a blocked paved driveway with parking for two cars side by side. There is lawn to side. There is gated access to the side which leads to the rear garden. The garden has been fully landscaped with paved style hard flooring with access to both sides, a step leads up to a gravelled and paved pathway with lawn to either side with wooden planters both sides full of shrubs and plants. A further step leads up to a large paved area with a central brick built firepit. There is a large log cabin currently used as an office but can be used as an entertaining sun room. The garden is privately enclosed and is a really good size.

COUNCIL TAX

BAND 'E'

LOCATION

The town of Warminster offers 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 Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain.





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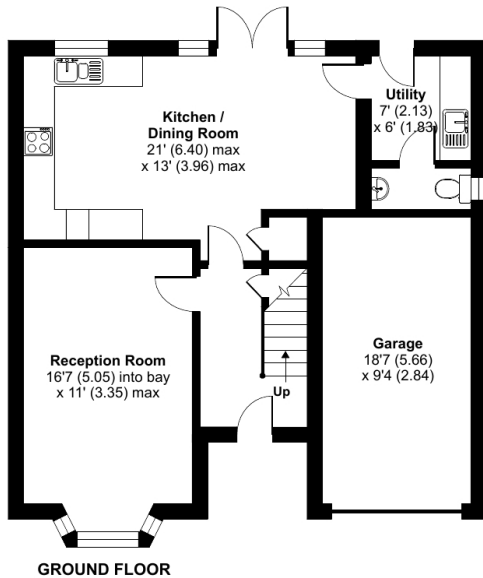
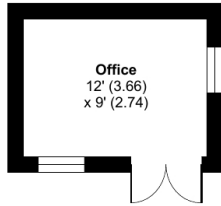
Approximate Area = 1387 sq ft / 128.9 sq m

Garage = 180 sq ft / 16.7 sq m

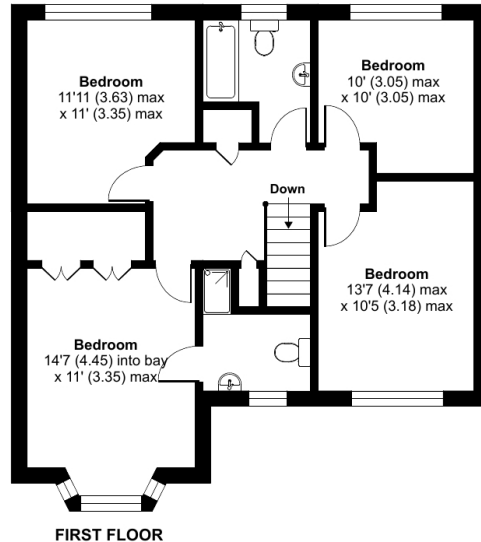
Outbuilding = 108 sq ft / 10 sq m

Total = 1675 sq ft / 155.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1083371

WARMINSTER OFFICE

Telephone 01985 215579

48-50, Market Place, Warminster, Wiltshire BA12 9AN

warminster@cooperandtanner.co.uk

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