

Southdown Way

Warminster, BA12 8FP

COOPER
AND
TANNER



£375,000 Freehold

This four bedroom detached home is beautifully presented and has been maintained to a high standard by its current owners. The accommodation is a good size throughout and is an ideal family home. It boasts a fully enclosed south facing rear garden which is a particular feature of the property. It also has a garage and driveway parking for three cars and another private parking space.

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DESCRIPTION

This four bedroom detached family home is beautifully presented and has been maintained to a high standard by its current owners. The accommodation is a good size throughout and boasts a fully enclosed south facing rear garden which is a particular feature of the property. It also has a garage and driveway parking for three cars and another private parking space. The accommodation comprises an entrance hall with the stairs rising to the first floor and doors leading to the downstairs rooms. There is a pleasant spacious sitting room with dual aspect, patio doors open out onto the rear garden and there is a fireplace. A downstairs cloakroom, Kitchen/breakfast room which is a great entertaining room, is fitted with a range of wall and base units, integrated double electric oven with fitted gas hob and extractor over. Larder cupboard with built in fridge/freezer and integrated dishwasher. Also there is an under stairs storage cupboard. There is a side door to the driveway and also a door to the back garden. Leading upstairs there is a double bedroom with an en suite shower room, then three further bedrooms and a family bathroom. The property benefits from gas central heating and uPVC double glazing.

OUTSIDE

At the front of the property there is a pathway leading to the front door and to the driveway. An area of lawn and

private hedging. There is a blocked paved parking space for one car and a driveway providing parking for three cars which then leads to the garage which has power and lighting. A gate at the side leads to the rear garden which is privately enclosed by hedging and fencing and is south facing. The garden has been beautifully maintained by its current owners. There is a patio with a path leading to another private seating area with a pergola. Mainly laid to lawn with garden borders which are well stocked with established trees and shrubs and plants. There is a garden shed with power and light.

LOCATION

Warminster

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.

COUNCIL TAX BAND

BAND 'E'







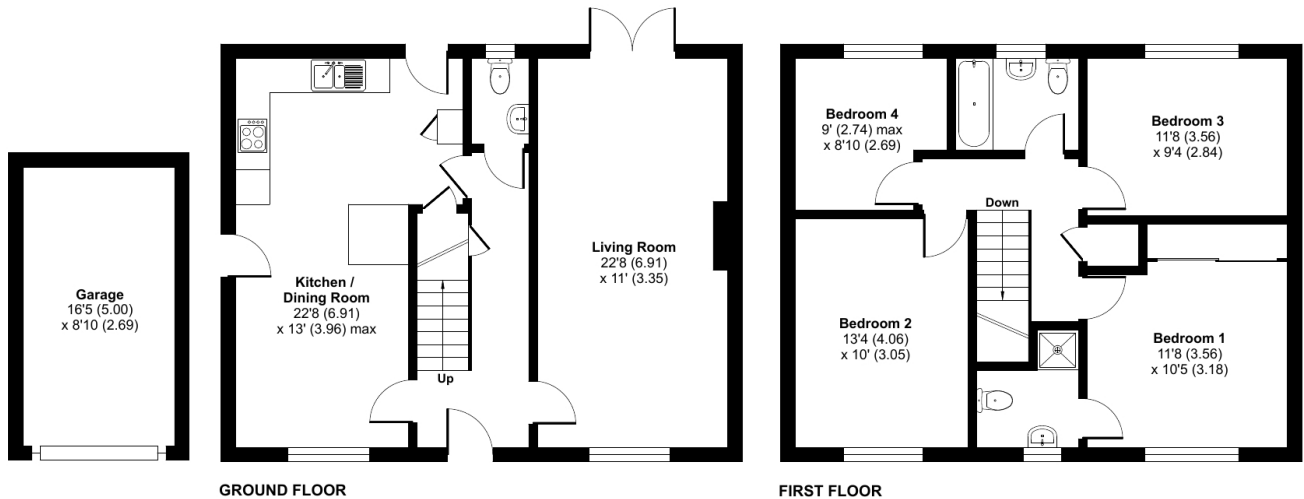
Southdown Way, Warminster, BA12

Approximate Area = 1300 sq ft / 120.7 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1444 sq ft / 134.1 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 2023. Produced for Cooper and Tanner. REF: 1016621

WARMINSTER OFFICE

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