

# Primrose Walk

Warminster, BA12 8RL

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**£320,000 Freehold**

An extremely well presented three bedroom detached property that has been upgraded throughout. This property offers solar panels, off road parking, rear garden and master ensuite bedroom.

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## Warminster

### BA12 8RL

 3  2  2 EPC B

## £320,000 Freehold

### DESCRIPTION

An extremely well presented three bedroom detached property that has been upgraded throughout. This property offers solar panels, off road parking, rear garden and master ensuite bedroom. Entering the property through the entrance porch, you step into the sitting room. The living room is of a good size with a large front window allowing plenty of light into the room and a set of stairs leading to the first floor. To the rear of the property is the separate dining room with patio doors to the garden and access to the kitchen. The kitchen has a range of wall and base units with built in appliance such as the fridge freezer and dishwasher. The kitchen also benefits from under floor heating and gives further access to the side of the property, the downstairs W/C and internal access to the garage. On the first floor is three bedrooms, all of which are a comfortable double bedroom. The master has a walk in wardrobe and an ensuite shower room which has been updated with under floor heating and heated halo. The family bathroom has also been updated to match the ensuite with underfloor heating and heated halo.

### OUTSIDE

To the front of the property the current vendors have laid a block paved driveway which can comfortably fit two large vehicles in front of the garage. To the rear the garden has been landscaped for low maintenance with a patio area for summer dining and a raised tier which has been laid with artificial grass. Perfect for children all year round. There is a side access to the rear garden from the driveway.

### 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



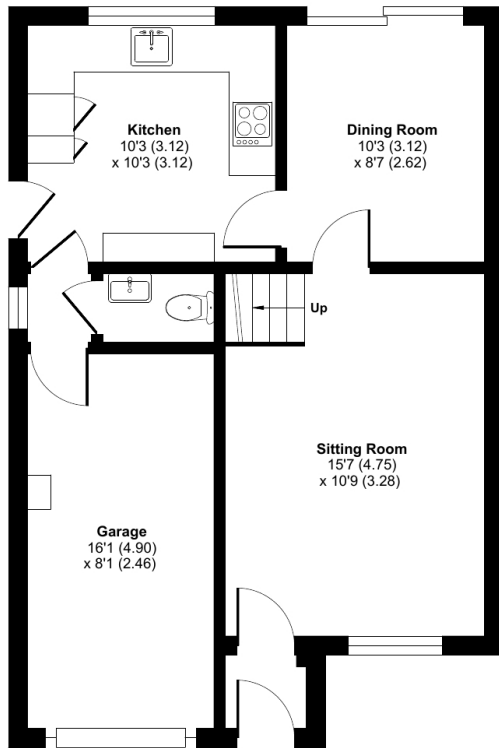




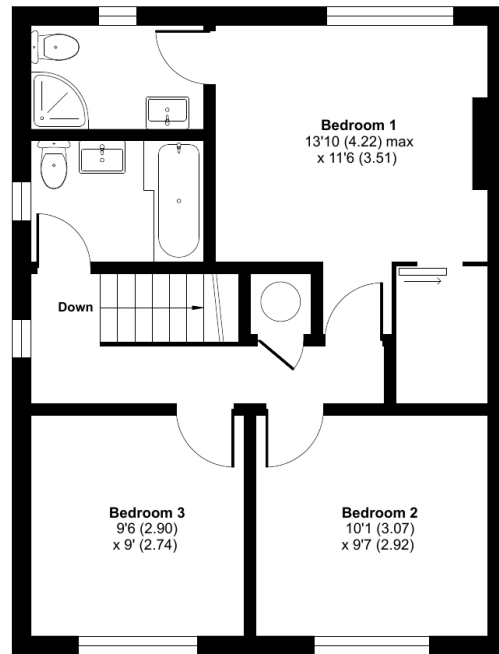
## Primrose Walk, Warminster, BA12

Approximate Area = 1087 sq ft / 101 sq m (includes garage)

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). © nitchcom 2022. Produced for Cooper and Tanner. REF: 893196

### WARMINSTER OFFICE

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