

Brook Street

Warminster, BA12 8DW

COOPER
AND
TANNER



£460,000 Freehold

We are delighted to bring to the market this deceptively spacious extended and vastly improved and updated detached four bedroom chalet style home. The property is set in a pleasing plot having ample parking, garaging, patio, gardens. The property also benefits from a sizeable garden building. Fully equipped with power and internet, it makes a versatile work-from-home space suitable as an office, studio or treatment room..

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DESCRIPTION

An exceptional and tastefully decorated family residence that has been vastly improved and re-configured. The property occupies a pleasing position on the Crockerton side of the town being close to bus stops, local Tesco Express and take away. The main entrance hall has a staircase to the first floor and gives access to the lounge with feature wood burner stove and glazed doors to the garden. The redesigned kitchen / dining room offers a wide range wall and base units and integrated appliances. A Utility room has a door to the outside and access to the ground floor WC. There are two bedrooms on the ground floor along with a large en-suite bathroom. On the first floor a landing gives access to two further bedrooms with built in storage. The bathroom has a white suite with Hague blue walls and part tiling. Outside a large tarmac drive offers ample parking for four cars and also gives access to the detached brick garage. The front garden is lawned with planting and hedging. At side is gravel area with fencing. At the rear is a paved patio area with walling and slatted fencing. The main rear garden is mainly laid to lawn and incorporates hedging and some trees. The property also benefits from a sizeable garden building. Fully equipped with power and internet, it makes a versatile work-from-home space suitable as an office, studio or treatment room.

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, 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.

TAX BAND

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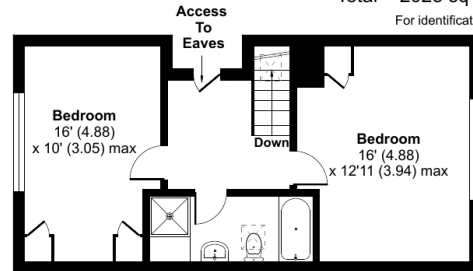
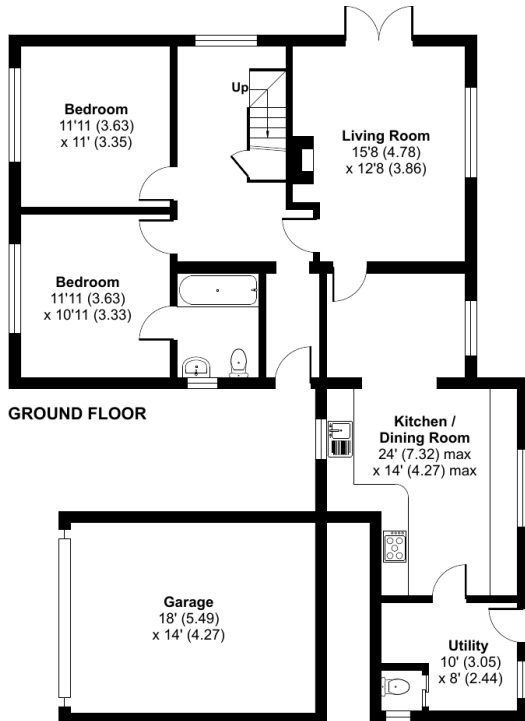
Approximate Area = 1576 sq ft / 146.4 sq m

Garage = 249 sq ft / 23.1 sq m

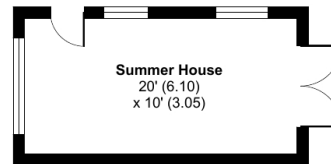
Outbuilding = 200 sq ft / 18.5 sq m

Total = 2025 sq ft / 188.1 sq m

For identification only - Not to scale



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Cooper and Tanner. REF: 1102866

WARMINSTER OFFICE

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