

Bramley Close

Warminster, BA12 8TJ

COOPER
AND
TANNER



£425,000 Freehold

We are pleased to offer this beautifully presented four bedroom detached family home quietly tucked away in a small cul de sac in a sought after location. The property benefits from a separate Kitchen , Dining Room , Sitting Room and Conservatory. It has four good sized bedrooms and two bathrooms. The rear garden is privately enclosed and has been beautifully maintained. There is a garage and driveway parking for two cars. It has countryside walks close by. EARLY VIEWING IS HIGHLY RECOMMENDED.

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DESCRIPTION

We are pleased to offer this beautifully presented four bedroom detached family home quietly tucked away in a small cul de sac in a sought after location. The property benefits from a separate Kitchen, Dining room, Sitting Room, and Conservatory. It has four good sized bedrooms and two bathrooms. The rear garden is privately enclosed and has been beautifully maintained. There is a garage and driveway parking for two cars. It has countryside walks close by. In brief the accommodation comprises an entrance porch with a door leading into the sitting room with a feature marble fireplace with wooden surround and inset electric fire. Dining room with stairs leading to the upstairs, door to the kitchen which has a range of wall and base units with work surface over, integrated electric oven with gas hob over and extractor fan, integrated dishwasher and integrated fridge. Archway through to utility room with space for washing machine and tumble dryer and a door leading to the side. Door though to a downstairs cloakroom. There is engineered oak flooring throughout the downstairs and also solid oak doors. Leading upstairs there is a master bedroom with en-suite with shower and fitted wardrobes, three further good sized bedrooms and a family bathroom with a bath and shower over.

OUTSIDE

The property is approached over a blocked driveway offering parking for two cars and access to the garage with gated access to the side. The rear garden is a particular feature of the property and is privately enclosed by fencing. There is a corner area which is paved which provides a seating area. There are borders well stocked with an abundance of flowers and shrubs, there is a lawned area, at the side there is a space for a garden shed.

COUNCIL TAX

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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.





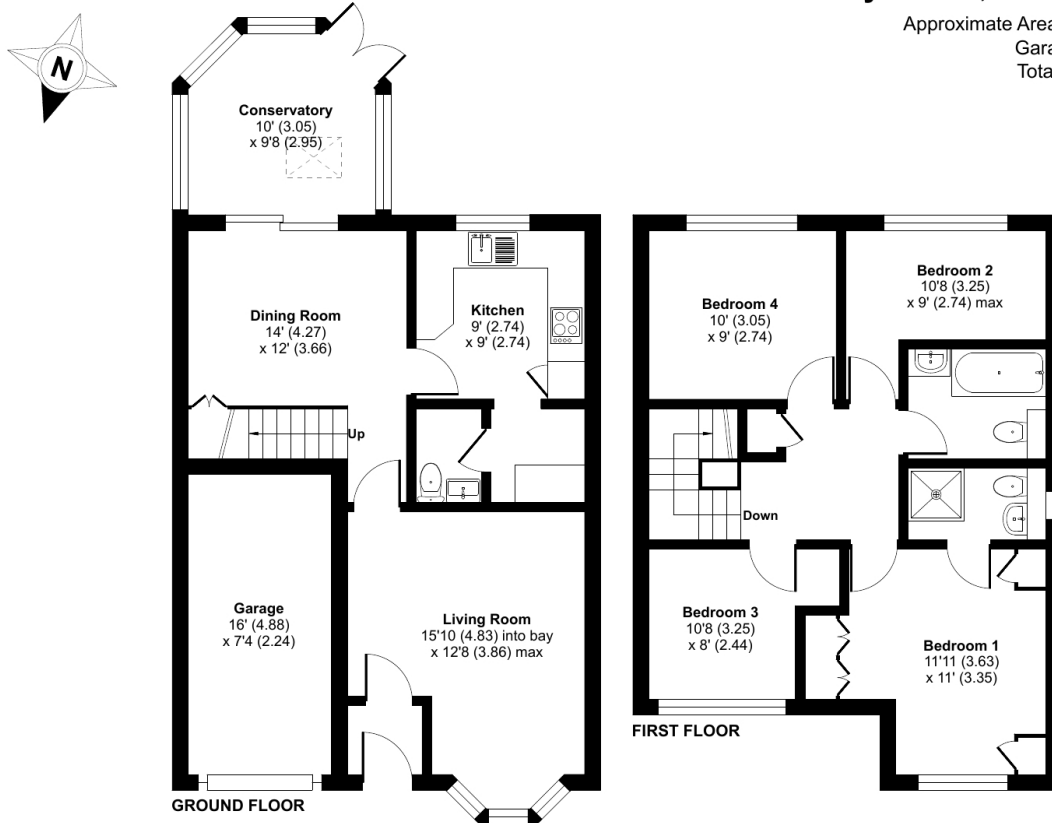
Bramley Close, Warminster, BA12

Approximate Area = 1135 sq ft / 105.4 sq m

Garage = 123 sq ft / 11.4 sq m

Total = 1258 sq ft / 116.8 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: 1084178

WARMINSTER OFFICE

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