

Norridge View

Warminster, BA12 8TA

COOPER
AND
TANNER



£350,000 Freehold

This well presented three bedroom semi detached house has been extended and is located in a quiet cul de sac on the popular Groveland's development within easy walking distance of the town center. It benefits from a good sized lounge with a dining area which then opens into a large conservatory offering an extra living space. In addition there is an extended kitchen with a utility area at one end. At the front of the property there is a large driveway offering plenty of parking, this then leads to the garage. At the back there is a well maintained private enclosed garden.

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DESCRIPTION

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OUTSIDE

At the front of the property there is a large blocked paved driveway offering lots of parking. There is a border to one side with established trees and plants. There is a small center border with plants. The other side is enclosed by hedging. At the back there is an easily maintainable garden offering a good sized patio and a lawn, there are borders and a garden shed. The garden is lovely and private.

COUNCIL TAX

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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, pre/ primary / secondary / private 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. Warminster train station has connections to Bath/ Bristol / Bradford on Avon / Westbury/ Paddington /Reading. Junction 18 / M4 is 18 miles (29km) The A361 connects to Swindon to the north-east and Barnstaple to the south-west, while the north south A350 primary route to Poole runs close to the town. Bristol Airport which is 20 miles (49







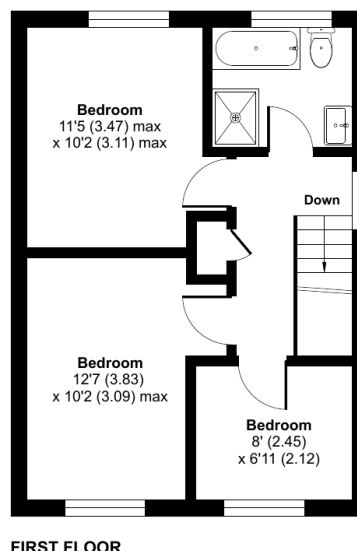
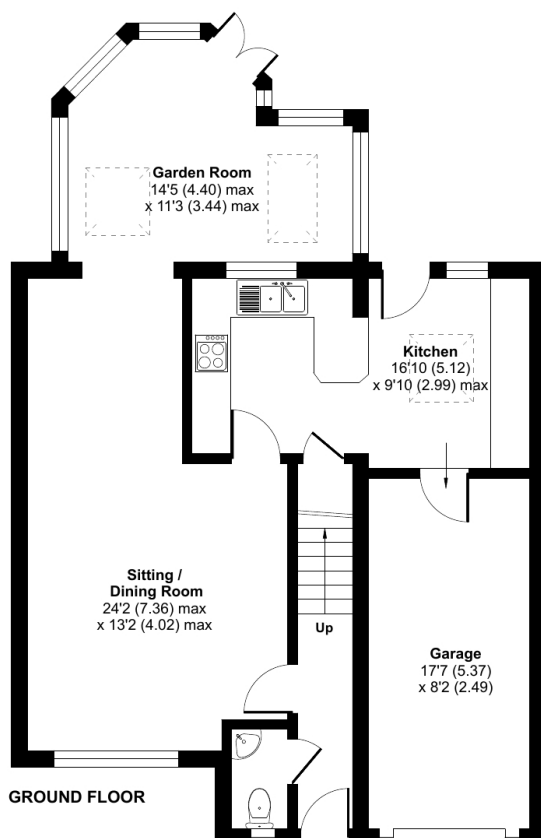
Norridge View, Warminster, BA12

Approximate Area = 1044 sq ft / 96.9 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 1189 sq ft / 110.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1341647

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