

# Kyte Close

Warminster, BA12 8GE

COOPER  
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## £459,950 Freehold

An opportunity to acquire this extremely well presented four bedroom traditional family home. It offers spacious accommodation throughout with an open plan Kitchen/Dining room ideal for family living. The rear garden is privately enclosed and there is a detached garage and a driveway. It is set in a quiet close with near by woodlands and countryside.

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 4  1  2 EPC B

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### DESCRIPTION

An opportunity to acquire this extremely well presented four bedroom traditional family home. It offers spacious accommodation throughout with an open plan Kitchen/Dining room ideal for family living. The rear garden is privately enclosed and there is a detached garage and a driveway. It is set in a quiet close with near by woodlands and countryside. The accommodation comprises entrance hall, sitting room with fireplace, downstairs cloakroom, the kitchen/dining room is an exceptional size ideal for entertaining, there is a range of wall and base units with wooden effect work surface, double oven with grill, gas hob with extractor over, pull out larder, integrated dishwasher & fridge/freezer, stainless steel sink unit, centre island with cupboards & drawers under. space for large dining table and french doors opening out onto the rear garden and Amtico flooring. Utility room with space and plumbing for washing machine and tumble dryer, door to the side. Leading upstairs the master bedroom has an en-suite and fitted wardrobes, two further double bedrooms one with fitted wardrobes and a single bedroom and family bathroom.

### OUTSIDE

The front of the property is approached over a pathway leading to the front door with an open porch with a tiled roof, an area of lawn and a border along the front filled

with established shrubs. The driveway is to the side which leads to the detached garage and provides parking for two to three cars. There is a door to the utility and a side gate given access to the rear garden. At the back the beautifully presented rear garden is very private enclosed by fencing and is well stocked with shrubs and plants, an area of lawn, a slated area to the side and a path leads under a pergola to a paved area at the rear of the garage which has plants and shrubs. This is an ideal area for storing the barbecue and other garden items. A real benefit is there is also a good sized summer house with power and is perfect for relaxing in.

### 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

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## Kyte Close, Warminster, BA12

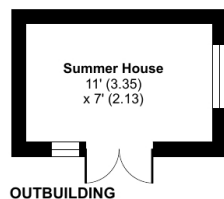
Approximate Area = 1394 sq ft / 129.5 sq m

Garage = 207 sq ft / 19.2 sq m

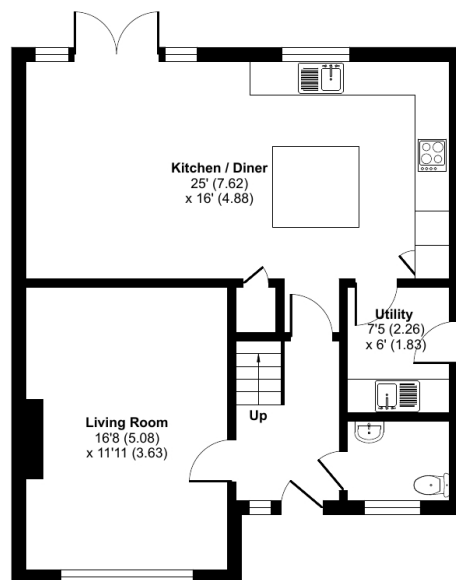
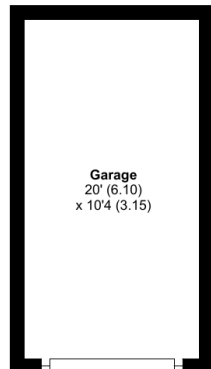
Outbuilding = 77 sq ft / 7.1 sq m

Total = 1678 sq ft / 155.8 sq m

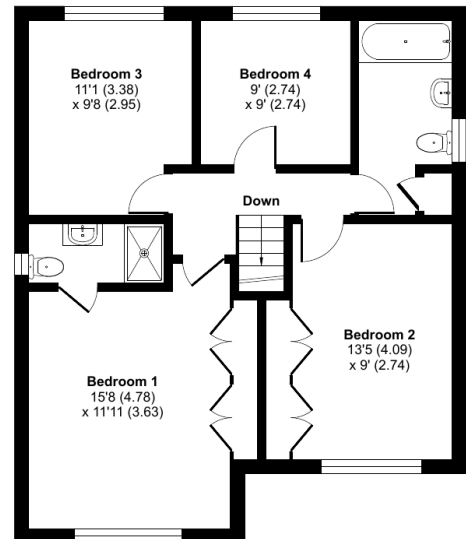
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OUTBUILDING



GROUND FLOOR



FIRST FLOOR



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: 1035928

### WARMINSTER OFFICE

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