



FOREST MARBLE
PROPERTY SALES & LETTINGS

Norridge View
Warminster, BA12 8TA

£500,000

Interact with the virtual reality tour before calling Forest Marble 24/7 to book your viewing of what can only be described as an incredible example of a property's potential being utilised to create an absolutely stunning home. This remarkable house has been designed to entertain and host guests, whilst not losing sight of practical modern family requirements. In the journey to the impeccable standard this property is presented, no detail has been forgotten with additions ranging from smart lighting downstairs to the massive folding doors, to mention just two of many examples. The proud new owners of this property will enjoy substantial open plan living space downstairs as well as office and additional reception room. Upstairs, you will find four well proportioned bedrooms two of which boast en-suites, and a family bathroom. The garden is no exception to the high standard the property holds, with a range of seating areas, lawn and covered hut tub which will no doubt be your friends and family's new favourite spot as well as your own. To interact with the virtual reality tour, please follow this link:

<https://www.forestmarble.uk/norridgeview.html>



Four Bedroom Family Home

Massive Open Plan Kitchen Diner

Ensuite Facilities

Impeccable Presentation

Driveway Parking

Beautiful Garden with Hot Tub

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SITUATION

This property sits within sensible walking distance of the town centre of Warminster and is a short walk away from convenience stores and local school. Warminster town provides a wide range of shopping and leisure facilities including library, sports centre, swimming pool, schools, churches, doctors, dentists surgeries, hospital and post office. Warminster also benefits from a main line railway station with access to the South Coast and London Stations. With the A36 a short drive away this will give you quick access to Bath, Bristol and Salisbury. Local attractions include Longleat House and Safari Park, Shearwater Lake, Cley Hill, Stourhead and Salisbury Plain.

ACCOMMODATION

Entrance Hall 9' 10" x 9' 11" (max) (2.99m x 3.02m)

Stepping into the front entrance hall you are met with your first introduction to the incredible standard of the home. Hardwood style luxury flooring, which runs through the majority of the ground floor, offers stylish and hard-wearing solution to how best to manage a constantly utilised internal hallway. Access to the lounge, cloakroom and kitchen diner, with stairs to the first floor landing.

Cloakroom 6' 6" x 3' 7" (1.98m x 1.09m)

Found to your right just as you enter the property from the front, the cloakroom is comprised of a WC and wash hand basin with vanity unit under.

Lounge 11' 7" x 12' 8" (3.53m x 3.86m)

Relax after a long day in this spacious lounge, open to the kitchen diner with natural light flowing freely in through the large bay window making for a bright, airy and enjoyable atmosphere. The room benefits from useful additions such as smart lighting and the wooden fitted shutters which highlight the front aspect bay windows and are found in all major internal rooms of the home. You will be pleased to hear that in the depths of winter you can pull closed the shutters and hunker down in front of the open fire for a cosy evening.

Kitchen Diner and Entertaining Space 18' 6" x 22' 10" (5.63m x 6.95m)

This extended living space has been designed to 'wow' and designed to host friends and guests. Its impressive scale and impeccable quality captivate from the first



glance. It is truly the heart of this home, with no detail being missed to create the stunning kitchen. Luxury rubberised wood effect laminate flooring beautifully contrasting the colour of the units and huge kitchen island, with solid wood work surface and tops. The island is not only great for additional seating with integrated power units and USB points, but also has an inset five ring gas hob and work space to aid you during your culinary projects. There is also inset ceramic one and a half bowl sink drainer unit, and a washing machine and double electric oven integrated into the units. Open plan to the dining area, offering excellent space for a large table and chairs perfect for entertaining friends and family. From here, an incredible seven leaf folding glazed door opens to the full width of the rear aspect and produces the most remarkable gateway to the garden. The sheer scale of this wall of glass will have you forgetting that you are in your next family home and instead imagining you are on a Mediterranean terrace or glamorous outdoor eatery.

Utility 7' 11" x 7' 10" (2.41m x 2.39m)

Further units and work surface matching those of the kitchen, with space for a fridge and freezer, washing machine and tumble dryer. Round inset sink, with stylish tiling to the splashbacks. Access to the home office/bedroom five and door to the rear garden.

Home Office/Bedroom Five 15' 10" x 8' 0" (4.82m x 2.44m)

A flexible room providing options for further living accommodation, a home office, teenager's gaming den or a fifth bedroom as required. Fitted storage as well as under stairs storage giving you handy space to tidy away your belongings.

Study/Snug 9' 9" x 9' 10" (2.97m x 2.99m)

With working from home being part of everyday life for so many, the study is a great addition to the property where you can set up your desk in front of the large window overlooking the front. Alternatively, you could create a cosy snug or library come reading room if better suited to your needs.

Landing 8' 10" x 13' 9" (max) (2.69m x 4.19m)

A large gallery landing with access to the four bedrooms, family bathroom and airing cupboard, with a sun tube above the stairs providing important light to the space.

Bedroom One 24' 2" x 8' 4" (7.36m x 2.54m)

Running fully from front to back of the house, this sizeable bedroom boasts an abundance of space, leaving its



occupiers spoilt for choice on how to configure their furniture. Dual aspect windows combine with the high level vaulted ceilings to develop an airy and open room. This bright yet peaceful atmosphere making for an overall excellent sanctuary. To one side of the room, where you might wish to house a dressing area, a door leads to the en-suite shower room.

En-suite 5' 7" x 6' 4" (1.70m x 1.93m)

Comprising of a walk in double shower cubicle, low level WC, wash hand basin and a stainless steel hand towel rail. Tiling to the walls and splashbacks with Bluetooth speakers and automatic, sensor controlled lighting.

Bedroom Two 11' 9" x 12' 1" (max) (3.58m x 3.68m)

A further double bedroom ideal as a teenager's or guest room, with plenty of space to accommodate a large double bed comfortably amongst other furniture. Door leading to the en-suite.

En-suite 6' 6" (max) x 4' 7" (1.98m x 1.40m)

Comprised of a shower cubicle, low level WC, wash hand basin and hand towel rail, with tiling to the splashbacks.

Bedroom Three 9' 1" x 8' 8" (2.77m x 2.64m)

A double bedroom, with views over the rear garden.

Bedroom Four 6' 5" x 11' 0" (max) (1.95m x 3.35m)

A final double bedroom, overlooking the front of the property. Potentially a home office show the two additional rooms on the ground floor not fulfil your working from home requirements!

Bathroom 5' 7" x 7' 3" (1.70m x 2.21m)

A contemporary family bathroom including an L shaped bath with shower over, wash hand basin WC and a chrome hand towel rail. Tiling to all splashbacks.

Front Garden

The front garden is mainly laid to lawn with some established shrubs. Steps down to a gravel and paved paths lead to the front door.



Rear Garden

Perhaps one of the property's best assets is the incredible rear garden, following the trend of brilliantly thought out aesthetic the property observes throughout. As the internal space spills out through the fully opening folding doors of the dining room, the garden is the perfect setting for hosting friends and family with a covered sunken seating area adjacent to the hot tub. There is plenty of opportunity for a number of additional seating areas, under the pergola and anywhere on the large decking which features dimmable lighting. To one side, there is a lawn area framed with beautiful established planted beds. Storage can be found within the log store and workshop/shed. This is home designed to relax and entertain, and the garden space is a perfect testament to that.

Parking

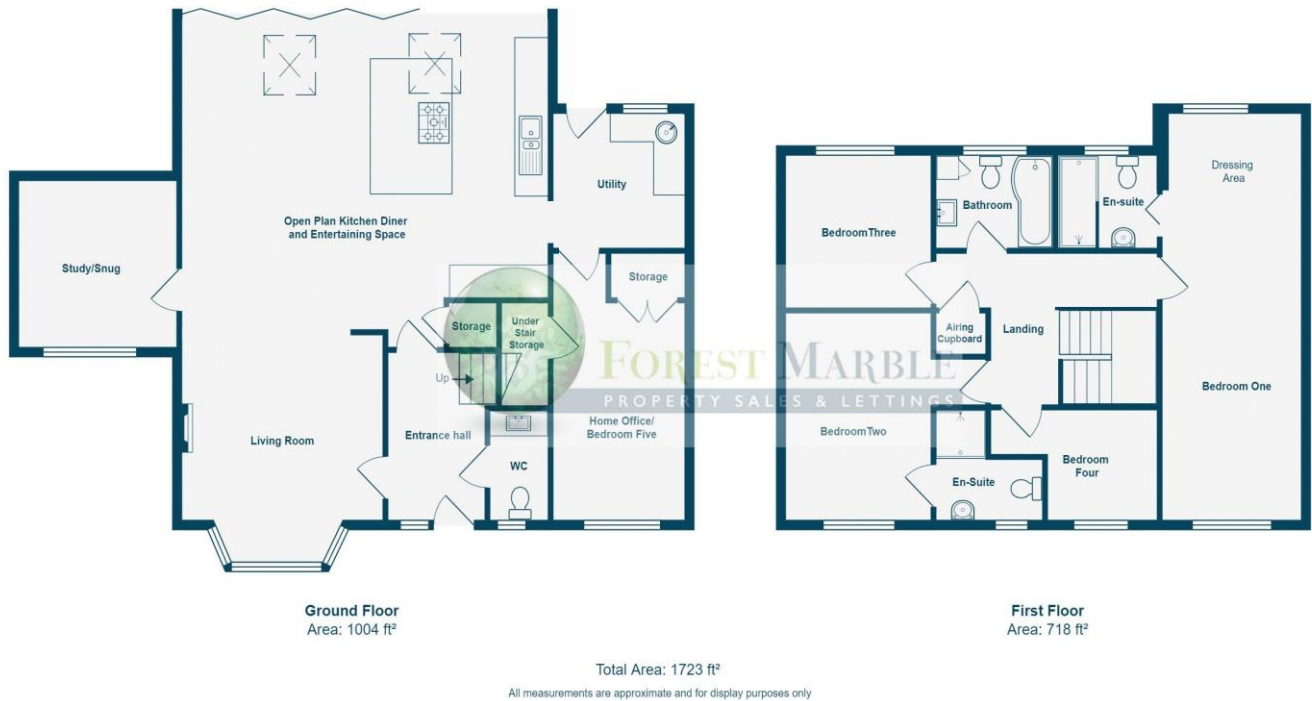
Off road driveway parking to the front for two vehicles.

DIRECTIONS

Coming into Warminster from the East (Longleat), drive along Victoria Road and onto West Street. Turn left into Grovelands Way and then first left into Norridge View. The property will be found on your right hand side.



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