



Connells

Forage Lane  
Warminster



# Forage Lane Warminster BA12 0DH

for sale offers over  
**£325,000**



## Property Description

Generous Four Bed Detached Family Home in Warminster, with Driveway & Garage. Positioned in a cul de sac not far from Train Station & Town Centre.....

Well presented throughout & available with No Onward Chain

Accommodation comprises Entrance Hall, Cloakroom, Kitchen, Lounge, Landing, Four DOUBLE Bedrooms - one with En Suite & Separate Family Bathroom.

Gardens to the Front & Rear along with Part Integral Garage & Driveway

## Entrance

Door to front. Stairs to first floor with cupboard under. Doors to Kitchen, Cloakroom, Lounge & courtesy door to Garage. Radiator.

## Kitchen

14' 10" max x 8' 8" max ( 4.52m max x 2.64m max )

Window to front aspect. Door to side. Comprising a comprehensive range of wall, base & drawer units with wood effect work surfaces and matching splashbacks. Inset sink and drainer unit. Built in oven and inset induction hob with cooker odd over. Integrated dishwasher. Side by side fridge freezer. Radiator.

## Cloakroom

Obscure window to side. Suite comprising wash hand basin & low level wc. Splashback tiling. Heated towel rail / radiator.

## Lounge

21' 7" max x 10' 7" max ( 6.58m max x 3.23m max )

Generous sized room with window & french doors to rear, overlooking and leading to garden. Radiator.

## Landing

With stairs rising from Entrance Hall. Window to side. Airing cupboard. Doors to Bedrooms & Bathroom.

## Bedroom One

11' 9" max x 9' 9" max ( 3.58m max x 2.97m max )

Window to rear aspect. Radiator. Door to En Suite.

## En Suite

Obscure window to side. Suite comprising shower cubicle, wash hand basin & low level wc. Radiator. Splashback tiling.

## Bedroom Two

12' 1" x 9' 1" ( 3.68m x 2.77m )  
Window to front aspect. Radiator.

## Bedroom Three

11' 8" x 9' 1" ( 3.56m x 2.77m )  
Window to front aspect. Radiator.

## Bedroom Four

10' 9" x 9' 7" ( 3.28m x 2.92m )  
Window to rear aspect. Radiator.

## Family Bathroom

Obscure window. Suite comprising panel enclosed bath, vanity wash hand basin with storage under & concealed cistern low level wc. Partly tiled. Radiator.

## Single Garage

Part integral garage with electric roller door to front. Gas fired combi boiler serving heating and hot water system. Personal door to Entrance Hall.

## Front Garden

Laid to lawn. Gated access to side leads to the rear. Driveway to the front of the garage.

## Rear Garden

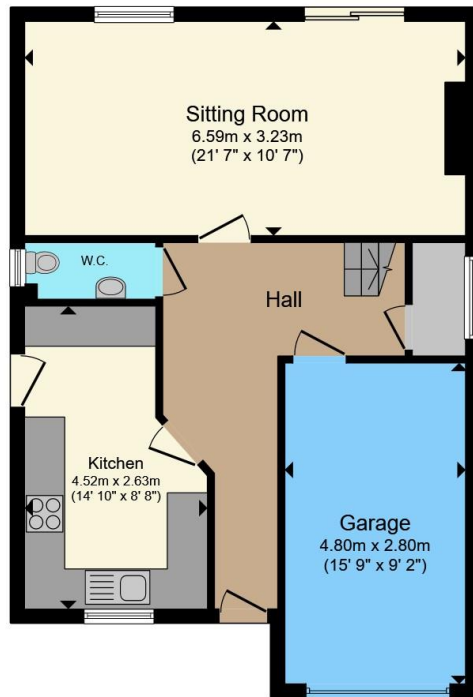
Enclosed by fencing. Paved patio. Steps upto further patio & gravel areas. Gated side access leads to the front.











**Ground Floor**



**First Floor**

Total floor area 118.6 m<sup>2</sup> (1,277 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01225 754391**  
**E [trowbridge@connells.co.uk](mailto:trowbridge@connells.co.uk)**

11 Fore Street  
TROWBRIDGE BA14 8HA

EPC Rating: C Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/TWB307711](http://connells.co.uk/Property/TWB307711)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: TWB307711 - 0003