



Owl Close, Warminster BA12 8GF

welcome to

Owl Close, Warminster

This beautifully presented Redrow-built four-bedroom detached home is set in the desirable cul-de-sac of Owl Close, Warminster. Offering style, flexibility and space internally and externally. Offering both front and rear gardens, an integrated garage and driveway parking.

Ground Floor

Entrance Hall

Step into a welcoming and stylish entrance hall that sets the tone for the rest of the home. The space is bright and inviting, featuring a modern front door that allows natural light to filter through. A neatly integrated understair storage area offers practical space for coats, shoes, or household essentials, keeping the area clutter-free. A wall-mounted radiator ensures warmth and comfort as you enter, while the staircase leads gracefully to the first floor. The stairs are enhanced by elegant half-wall panelling, adding a touch of character and charm to the ascent.

Living Room

14' 10" max x 10' 8" max (4.52m max x 3.25m max)

A spacious and beautifully presented living room, bathed in natural light from a generous bay window to the front. The room is tastefully minimal, offering a calm and elegant atmosphere ideal for both relaxing and entertaining. A wall-mounted radiator ensures year-round comfort, while a conveniently placed TV point adds practicality.

Kitchen/ Diner

21' 11" max x 12' 5" max (6.68m max x 3.78m max)

A generously sized kitchen diner, perfect for modern living and entertaining. The space is flooded with natural light thanks to double glazed windows and patio doors that open out to the rear garden. Sleek, glossy white wall and base units offer ample storage and a clean, contemporary finish. The kitchen is well-equipped with a 1.5 sink and drainer, integrated double oven, four-ring gas hob with extractor, and an integrated fridge freezer, combining style with practicality. The open layout provides plenty of room for dining and socialising, making it the heart of the home.

Utility Room

6' 11" max x 5' 8" max (2.11m max x 1.73m max)

A practical and well-designed utility room offering direct access to the rear garden. Fitted with a countertop and base units for additional storage, the space also includes a stainless steel sink and drainer. Plumbing is in place for a washing machine, with room for a separate dryer, making laundry tasks convenient and efficient. A radiator provides warmth, and the utility room leads into a separate cloakroom WC.

Cloakroom

A convenient ground floor cloakroom featuring a frosted window to the side for privacy and natural light. The space includes a low-level toilet, wash hand basin, and a radiator, all set within a clean and functional layout—ideal for guests and everyday use.



First Floor

Landing

A spacious landing offers access to the loft, which is fully boarded and equipped with both light and power—ideal for additional storage or hobby space. The area also benefits from two built-in storage cupboards and a radiator, providing warmth and practicality while maintaining a tidy and organised upper floor.

Master Bedroom

13' 6" max x 10' 11" max (4.11m max x 3.33m max)

A generously sized master bedroom offering a peaceful retreat, complete with access to en-suite facilities for added convenience. A large bay window to the front fills the room with natural light, enhancing the sense of space and comfort. The room also features a built-in double wardrobe, providing ample storage, and a radiator to ensure year-round warmth. Tastefully decorated, this elegant space combines functionality with style.

Master En-Suite

A private and well-appointed master en-suite featuring a frosted double glazed window to the front, offering both privacy and natural light. The suite includes an integrated shower cubicle, low-level WC, and a wash hand basin set within a stylish base unit for added storage. A heated towel rail completes the space, providing comfort and convenience in a sleek, modern setting.

Bedroom Two

9' 11" max x 13' 5" max (3.02m max x 4.09m max)

A well-proportioned second double bedroom featuring a double glazed window to the front, allowing for plenty of natural light. The room includes a built-in double wardrobe with sliding doors, offering excellent storage solutions, and a radiator for added comfort. Ideal as a guest room, home office, or additional family space.

Bedroom Three

9' 11" max x 9' 10" max (3.02m max x 3.00m max)

A comfortable third double bedroom located at the rear of the property, featuring a double glazed window that overlooks the garden. The room is enhanced by charming half-wall panelling, adding character and style, and includes a radiator for year-round comfort.

Bedroom Four

10' 9" max x 7' 10" max (3.28m max x 2.39m max)

Final double bedroom situated at the rear of the property, featuring a double glazed window that offers pleasant garden views. The room includes a radiator for comfort and provides a versatile space suitable for guests, children, or a home office.

Bathroom

A neutral and partially tiled family bathroom with a frosted double glazed window to the rear provides privacy while allowing natural light to brighten the space. The suite includes a bathtub with shower over, low-level WC, wash hand basin, and a heated towel rail. Clean and uncluttered, the room offers a simple yet stylish environment for everyday use.



Outside

Gardens

Front Garden - The front garden is attractively laid to lawn, bordered by neat brick edging that adds definition and charm. A well-maintained planting border introduces seasonal colour and texture, while a mature tree provides a natural focal point and a touch of established greenery.

Rear Garden - The rear garden offers side access and is thoughtfully tiered to maximise space and usability. It begins with a large patio dining area—perfect for outdoor entertaining—leading to a neatly laid lawn, which is stylishly separated by a modern metal fence. Beyond this, a wood-chipped play area provides a safe and fun space for children, making the garden ideal for family living.

Garage

A single integrated garage offering secure parking or additional storage space. Ideal for vehicle storage, tools, or general household items.



Parking

To the front of the property, a private driveway provides off-road parking for two vehicles, offering both convenience and ease of access.



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welcome to

Owl Close, Warminster

- Detached House On A Desirable Redrow Development.
- Four Double Bedrooms.
- WC, En-Suite & Family Bathroom.
- Front & Enclosed Rear Gardens.
- Garage & Driveway Parking.

Tenure: Freehold EPC Rating: B

Council Tax Band: E

£450,000



Ground Floor



First Floor

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.focalagent.com

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