



**Ruskin Drive, Warminster BA12 8SA**



**welcome to**

**Ruskin Drive, Warminster**

Welcome to Ruskin Drive, This beautiful four bedroom semi-detached home in the historic market town of Warminster. Outside, the property boasts beautiful front and rear gardens, perfect for outdoor leisure. Ample driveway parking and a garage.



## Ground Floor

### Entrance Hall

Entrance hall with stairs to the first floor.  
Front door. Understair storage. Radiator. Tiled floor.

### Cloakroom

Ground floor cloakroom.  
Double glazed frosted window to the side. WC. Wash hand basin. Radiator. Partially tiled walls.

### Bedroom Four

9' 5" x 8' 8" ( 2.87m x 2.64m )

Ground floor bedroom.  
Double glazed window to the front. Radiator.

### Kitchen

10' 8" max x 8' 9" max ( 3.25m max x 2.67m max )

Modern fitted kitchen.

Double glazed window to the rear. Door to the garden. Wall and base units, Ceramic sink and drainer. Integrated oven with four ring gas hob and extractor. Undercounter space. Space for fridge/freezer. Plumbing for washing machine. Radiator. Tiled flooring.

### Lounge

19' 7" max x 11' 4" max ( 5.97m max x 3.45m max )

Generously sized lounge.

Double glazed window to the front. TV point. Electric feature fireplace. Radiator,

### Dining Room

10' max x 8' 7" max ( 3.05m max x 2.62m max )

Dining room with access to the rear garden.

Double glazed patio doors to the rear. Radiator.

## First Floor

### Landing

Landing attaching to all first floor accommodation.  
Double glazed window to the side. Airing cupboard. Radiator.

### Master Bedroom

14' 9" max x 11' 3" max ( 4.50m max x 3.43m max )

Spacious master bedroom to the front.

Double glazed window to the front. Two built in double wardrobes. Radiator.

### Bedroom Two

11' 4" max x 10' max ( 3.45m max x 3.05m max )

Second double bedroom to the rear.

Double glazed window to the rear. Radiator.

### Bathroom

Spacious family bathroom.

Double glazed frosted window to the rear. WC. Wash hand basin. Shower cubicle. Bath tub. Radiator.

### Bedroom Three

10' 4" max x 9' 6" max ( 3.15m max x 2.90m max )

Third double bedroom to the front.

Double glazed window to the front. Radiator.

## Outside

### Garden's

Front Garden - Laid lawn.

Back Garden - Patio dining area. Raised laid lawn. Trees and shrubs.

### Parking

Driveway parking with space for 2-3 vehicles.

### Garage

Single garage with up and over door.



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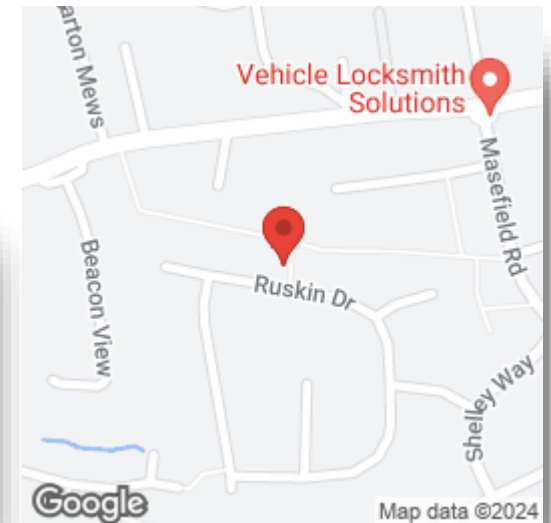
welcome to

## Ruskin Drive, Warminster

- Four Bedroom Semi-detached House.
- Quiet Location.
- Flexible Accommodation.
- Front & Rear Gardens.
- Garage & Ample Driveway Parking.

Tenure: Freehold EPC Rating: E

# £335,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WST107209 - 0003

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