





# welcome to

# **Thames Close, Warminster**

Come and see this gorgeous and unique three bedroom house on Thames Close, Warminster. Boasting amazing views of the countryside with the tiered rear garden, additional front lawn, driveway parking as well as a garage! Don't miss out and book a viewing to see this countryside gem!!!













### **First Floor**

#### **Entrance Hall**

Entrance hall with stairs down to the ground floor.

Front door. Two storage cupboards. Radiator.

Loft hatch - Boarded. Ladder. Boiler - 12 years old (annually serviced).

### **Bedroom One**

10' 7" x 9' 11" ( 3.23m x 3.02m )

Master bedroom on the first floor.

Double glazed window to the front. Storage cupboard. Radiator.

#### **Bedroom Two**

10' x 9' 11" ( 3.05m x 3.02m )

Second double bedroom on the first floor.

Double glazed window to the front. Radiator.

#### **Bathroom**

Fitted family bathroom.

Double glazed frosted window to the side. WC. Wash hand basin. Bathtub with electric shower over. Towel radiator.

### Cloakroom

Additional cloakroom.

Double glazed frosted window to the side. WC. Wash hand basin.

### Kitchen

12' 7" max x 8' 4" max ( 3.84m max x 2.54m max )

Modern fitted kitchen with access to the conservatory.

Double glazed window to the side and rear. Door to the rear. Base units. Sink and drainer. Space for fridge/freezer.

Plumbing for dishwasher. Space for oven with extractor hood. Radiator.

### Lounge

16' 5" max x 14' max ( 5.00m max x 4.27m max )

Light and spacious lounge with access to the rear garden.

Double glazed window to the side. Double glazed sliding doors to the rear. TV point. Radiator. Wall lights.

### Conservatory

11' 4" max x 5' max ( 3.45m max x 1.52m max )

Brick built Conservatory to the rear.

UPVC windows and roof. Door to the garden. Plumbing for washing machine. Radiator.

### **Bedroom Three**

12' max x 7' 1" max ( 3.66m max x 2.16m max )

Final bedroom on the first floor.

Double glazed window to the side. Radiator.

#### **Ground Floor**

#### Office

13' 11" x 9' 6" ( 4.24m x 2.90m )

Office with access to the front and stairs to the first floor.

Double glazed doors to the front. Understair storage. Radiator.

### **Outside**

### **Gardens**

<u>Front Garden</u> - Laid lawn to the front with stunning countryside views.

<u>Rear Garden</u> - Sunning tiered laid lawn to the rear with patio dining areas and side access.

### **Parking**

Driveway parking with space for 1-2 vehicles.

## Garage

Single garage with up and over door.





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# **Thames Close, Warminster**

- Stunning Three Bedroom Detached House.
- Gorgeous Countryside Views.
- Flexible Accommodation Throughout.
- Front & Rear Gardens.
- Garage & Driveway Parking.

Tenure: Freehold EPC Rating: Awaited

offers over

£350,000







Geoff Harvey Driving Instructor Dannash Map data ©2024

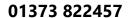
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