



Kings Orchard, Warminster BA12 8GA

welcome to

Kings Orchard, Warminster

This stunning and beautifully presented chalet style detached home boasts a wealth of spacious accommodation throughout. Located on the fringes of Warminster on the south western edge of the town, the property is set on a corner plot which is not overlooked and has been built using natural stone.



Ground Floor

Entrance Hall

The entrance hall has wood flooring, stairs to the first floor, two built in storage cupboards, radiator, glazed panelled double doors to the lounge, doors to cloakroom, kitchen/diner, master bedroom and bedroom four,

Living Room

15' 1" x 13' 1" (4.60m x 3.99m)

The good size lounge is of a dual aspect with windows to the front and side aspects, and has a TV point, radiator.

Kitchen/Diner

26' x 8' 1" (7.92m x 2.46m)

The impressive size kitchen/diner is of a dual aspect with windows to the front and rear aspects. The kitchen has a range of base and wall units, built in electric oven and gas hob with cooker hood over, space for larder fridge, space for dish washer, tiled flooring to kitchen area and door to utility room.

Utility

6' x 4' (1.83m x 1.22m)

The utility room has a part double glazed door leading out to the rear garden, wall and base units, worktop with an inset stainless sink and drainer, space for a dryer, plumbing for washing machine, radiator.

Bedroom One

12' 1" x 10' (3.68m x 3.05m)

Window to front aspect with fitted wardrobes and radiator.

Ensuite

Tiled shower room with shower unit fitted, W/C, sink with vanity unit, extractor fan and radiator.

Bedroom Four

8' 1" x 8' 1" (2.46m x 2.46m)

Bedroom four has a UPVC double glazed window to the side aspect and radiator.

First Floor

Bedroom Two

13' 11" x 8' 1" (4.24m x 2.46m)

Bedroom two has a window to the front aspect, built in double size wardrobe with sliding doors and shelving, radiator.

Bedroom Three

12' 1" x 11' (3.68m x 3.35m)

Bedroom three has a window to the side aspect, radiator, eaves storage hatch. The built in double wardrobe and eaves storage hatch inside.

Bathroom

recently updated shower room fully tiled with window to rear, W/C, sink, towel rail, shaving point and extractor fan.

Outside

Front Garden

The mature front garden is laid lawn with rockery style slate chipped borders and shrubs and has a paved slope leading to the entrance, block paved driveway to the front of the garage. The front garden also extends to the side of the property.

Rear Garden

The well laid rear enclosed garden is bordered by fencing and has a paved patio, slate chipped area with inset flagstones and paved pathways, steps lead to a raised walled paved patio area, gated access rear access, cold water tap, selection of shrubs, outdoor power points and lights, rear door access to garage.



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welcome to

Kings Orchard, Warminster

- Detached Chalet Style Home
- Cul-de-sac Location in Small Development
- Four Double Bedrooms
- Flexible Accommodation
- Ensuite Master Bedroom

Tenure: Freehold EPC Rating: C

£420,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WST107401 - 0003

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