



**Were Close, Warminster BA12 8TB**



**welcome to**

## **Were Close, Warminster**

Welcome to Were Close, Warminster! A fantastic four-bedroom detached home offering spacious and stylish living, perfect for growing families. This home provides private front and rear gardens, ample parking as well as a garage.

### **Ground Floor**

#### **Entrance Hall**

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

#### **Cloakroom**

Ground floor cloakroom.  
Double glazed frosted window to the front. WC. Wash hand basin. Radiator.

#### **Study**

16' x 8' 3" ( 4.88m x 2.51m )  
Spacious study to the front.  
Double glazed window to the front. Radiator.

#### **Living Room**

18' 5" max x 12' 8" max ( 5.61m max x 3.86m max )  
Light and spacious lounge with access into the dining room.  
Double glazed bay window to the front. Double glazed window to the side. Surround sound system. TV point. Remote controlled gas fireplace. Radiator. Engineered wood flooring.

#### **Dining Room**

12' 8" x 9' 7" ( 3.86m x 2.92m )  
Separate dining room with kitchen and conservatory access.  
Double glazed sliding doors to the rear. Radiator. Engineered wooden flooring.

#### **Kitchen**

16' 11" max x 11' 8" max ( 5.16m max x 3.56m max )  
Bright and well sized kitchen/breakfast room.  
Double glazed window to the rear. Wall and base units. Sink and drainer. Double oven and microwave. Integrated fridge/freezer. Gas hob with extractor hood. Integrated dishwasher. Radiator.

#### **Utility Room**

9' 8" x 8' 7" ( 2.95m x 2.62m )  
Separate utility room with access to the rear.  
Double glazed door and window to the rear. Wall and base units. Sink and drainer. Plumbing for washing machine. Space for tumble dryer. Radiator.

#### **Conservatory**

14' 5" max x 12' max ( 4.39m max x 3.66m max )  
Fully double glazed conservatory with views over the rear garden.  
Tiled flooring. Radiator.





## First Floor

### Landing

Landing attaching to all first floor accommodation. Airing cupboard. Loft access.

### Bedroom One

13' 10" max x 12' 11" max ( 4.22m max x 3.94m max )  
Spacious master bedroom with fitted storage and access to en-suite facilities.  
Double glazed window to the rear. Built in wardrobes. Radiator.

### En-Suite

En-suite shower room attached to the master bedroom.  
Double glazed frosted window to the rear. WC. Wash hand basin. Double shower cubicle. Fitted storage. Fully tiled. Radiator.

### Bedroom Two

12' 10" max x 10' 4" max ( 3.91m max x 3.15m max )  
Second double bedroom to the rear.  
Double glazed window to the rear. Built in wardrobes. Radiator.

### Bedroom Three

12' x 10' ( 3.66m x 3.05m )  
Third double bedroom to the front.  
Double glazed window to the front. Built in wardrobes. Radiator. Loft access.

### Bathroom

Fitted family bathroom to the front.  
Double glazed frosted window to the rear. WC. Wash hand basin with vanity. Bath tub with shower over. Towel radiator.

### Bedroom Four

9' 4" max x 7' 4" max ( 2.84m max x 2.24m max )  
Final bedroom to the front.  
Double glazed window to the front. Radiator.

## Outside

### Gardens

Front - Private laid lawn to the front with hedges surrounding the area and side access to the rear.

Rear - Large, nature filled rear garden with a range of trees and shrubs, laid lawn, fully enclosed wood panel fencing and double side access.

### Garage

Garage to the front.

### Parking

Driveway parking with space for four vehicles.



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## Were Close, Warminster

- Spacious Detached Four Bedroom House.
- Peaceful & Desirable Area Of Warminster.
- Ample Driveway & Garage.
- Private & Not Overlooked Front & Rear Gardens.
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Tenure: Freehold EPC Rating: D

**£525,000**



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](http://www.focalagent.com)

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Property Ref:  
WST107538 - 0006

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