



Canons Close, Warminster BA12 9LA

welcome to

Canons Close, Warminster

Located on Canons Close, in a quiet cul-de-sac location of Warminster, sits this beautiful four bedroom detached home. Offering ample driveway parking, low maintenance rear garden and a garage!!! CONTACT ALLEN & HARRIS TODAY!!!

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.

Living Room

17' 3" x 11' 8" (5.26m x 3.56m)
Living room with access into the dining room. Double glazed window to the front. TV point. Electric fireplace. Radiator.

Dining Room

10' 2" x 8' 8" (3.10m x 2.64m)
Separate dining room in the centre of the home. Space for family dining table. Radiator.

Conservatory

10' 1" x 8' 6" (3.07m x 2.59m)
Double glazed conservatory to the rear. French doors to the side.

Kitchen

11' 10" max x 10' 10" max (3.61m max x 3.30m max)
Fitted kitchen with side access. Double glazed window to the rear. Door to the side. Wall and base units. Sink and drainer. Electric double oven. Gas hob and extractor. Space for fridge/freezer. Plumbing for washing machine and dishwasher. Boiler. Radiator.

First Floor

Landing

Landing attached to all first floor areas. Double glazed window to the side. Airing cupboard. Radiator.

Master Bedroom

11' 9" max x 11' 8" max (3.58m max x 3.56m max)
Master bedroom with access to ensuite facilities. Double glazed window to the front. Fitted wardrobes. Vanity unit. Radiator.

Master En-Suite

En-suite shower room to the master bedroom. Double glazed frosted window to the side. WC. Wash hand basin. Shower cubicle. Towel radiator.

Bedroom Two

12' 2" x 8' 3" (3.71m x 2.51m)
Second double bedroom to the rear. Double glazed window to the rear. Radiator.

Bedroom Three

9' 9" max x 8' 6" max (2.97m max x 2.59m max)
Third bedroom to the front. Double glazed window to the front. Radiator.

Bathroom

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

Bedroom Four

8' 10" x 7' 7" (2.69m x 2.31m)
Final bedroom to the rear. Double glazed window to the rear. Radiator.



Outside

Gardens

Front - Laid lawn to the front attached to the driveway.

Rear - Enclosed low maintenance rear garden with an insulated garden room, which could serve as a home office. Offering an astro turfed lawn and decked seating areas.

Garage

Single garage with up and over door.

Parking

Ample driveway parking to the front with space for 3-4 vehicles.



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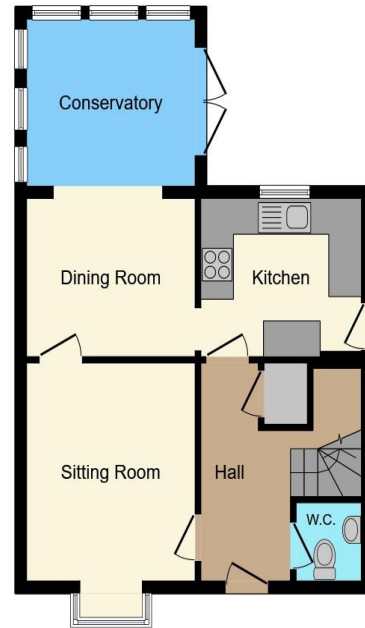
Canons Close, Warminster

- Four Bedroom Detached House.
- Flexible Accommodation.
- Insulated Garden Room/ Office Space.
- Spacious Rear Garden.
- Garage & Ample Parking.

Tenure: Freehold EPC Rating: C

guide price

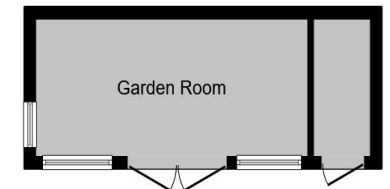
£410,000



Ground Floor



First Floor



Outbuilding

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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Property Ref:
WST107611 - 0005

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