



**Minster View, Warminster BA12 8TD**

**welcome to**

## **Minster View, Warminster**

Minster View is a stunning four-bedroom detached house in the historic market town of Warminster. Offering double bedrooms and a single, three bathrooms, driveway parking, a single garage, front and rear gardens. This home is placed in a desirable area.

### **Ground Floor**

#### **Entrance Porch**

Entrance porch access into the home.  
Front door.

#### **Living Room**

15' 2" max x 15' 1" max ( 4.62m max x 4.60m max )

Light and spacious living room with stairs to the first floor.

Double glazed bay window to the front. Fireplace with mantle piece and exposed brick. TV point. Radiator.

#### **Kitchen/ Diner**

15' 9" max x 12' 3" max ( 4.80m max x 3.73m max )

Modern fitted kitchen with ample dining space and access to the garden.

Double glazed window and patio doors to the rear. Wall and base units. Sink and drainer. Integrated dishwasher, fridge/freezer and cooking with four ring hob and extractor. Radiator. Family dining space,

#### **Cloakroom**

Ground floor cloakroom.

Double glazed frosted window to the rear. WC. Wash hand basin. Towel radiator.

#### **Utility Room**

11' 6" max x 8' 4" max ( 3.51m max x 2.54m max )

Separate utility room with side access.

Double glazed window to the rear and door to the side. Base units. Space for dryer. Plumbing for washing machine. Boiler. Radiator.







## First Floor

### Landing

Landing attaching to all first floor areas.  
Loft access.

### Master Bedroom

16' 4" max x 8' 3" max ( 4.98m max x 2.51m max )  
Master bedroom with access to en-suite facilities.  
Double glazed window to the front. Radiator.

### Master En-Suite

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

### Bedroom Two

11' 9" max x 10' 9" max ( 3.58m max x 3.28m max )  
Second double bedroom to the front.  
Double glazed window to the front. Built in wardrobe. Radiator.

### Bedroom Three

10' 4" max x 9' 5" max ( 3.15m max x 2.87m max )  
Third double bedroom to the rear.  
Double glazed window to the front. Built in wardrobe and airing cupboard. Radiator.

### Bathroom

Modern family bathroom.  
Double glazed frosted window to the rear. Bath tub.  
WC. Wash hand basin vanity. Towel radiator.

### Bedroom Four

9' 6" x 6' 4" ( 2.90m x 1.93m )  
Final bedroom to the front.  
Double glazed window to the front. Radiator.

## Outside

### Gardens

Front - Laid lawn to the front with flower beds and gravel area.

Rear - Beautifully maintained enclosed rear garden with a patio dining area, laid lawn, enclosed wall and wood panel fencing.

### Garage

Single garage to the front with up and over door.

### Parking

Driveway parking to the front with space for 3 vehicles.



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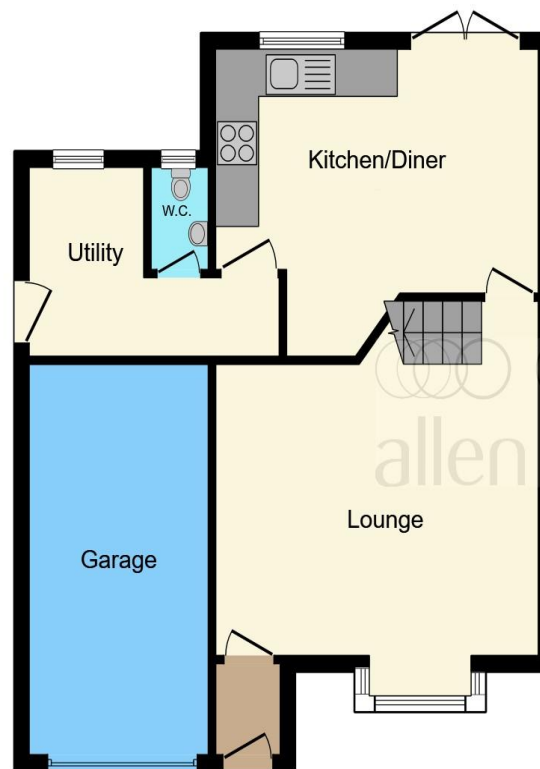
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## Minster View, Warminster

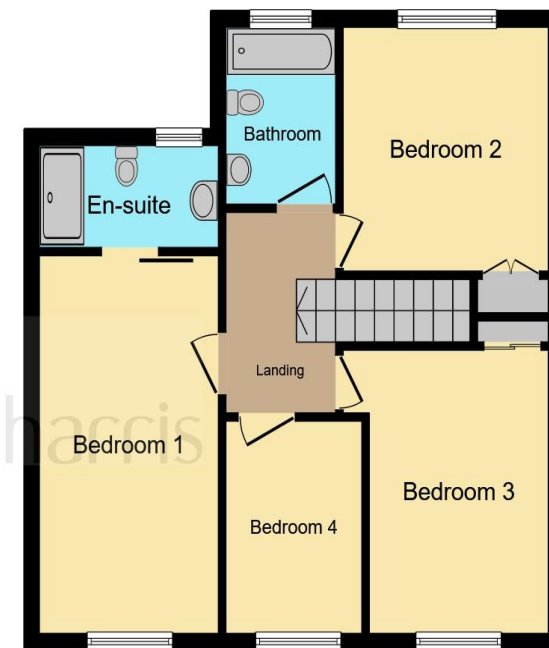
- Four-Bedroom Detached Family Home.
- Cloakroom, En-Suite & Family Bathroom.
- Utility Room.
- Front & Rear Gardens.
- Garage & Driveway Parking.

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

**£397,000**



**Ground Floor**



**First Floor**

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