



**Langholm Avenue, Warminster BA12 8EW**

**welcome to**

## **Langholm Avenue, Warminster**

A modern three-bedroom semi-detached home in Warminster, featuring a kitchen/breakfast room, utility with WC, spacious living/dining room with fireplace, three bedrooms, and a sleek shower room. Outside includes driveway parking, garage, enclosed rear garden, and additional gravel front garden.

### **Ground Floor Entrance Hall**

Welcoming entrance hall to the front with stairs to the first floor, understair storage area, front door with frosted window and a radiator, creating a warm and inviting welcome.

### **Kitchen/ Breakfast Room**

9' 8" max x 13' 8" max ( 2.95m max x 4.17m max )

A modern and spacious kitchen/breakfast room, thoughtfully designed with a range of wall and base units offering generous storage. The room features a stylish breakfast bar, a sink and drainer positioned beneath a double-glazed window, and integrated appliances including a dishwasher and double oven. A four-ring electric hob with extractor hood adds functionality, while there is ample space for an American-style fridge/freezer. A sleek vertical radiator complements the contemporary tiled finish, creating a bright and airy atmosphere throughout.



### **Side Hallway**

Side hallway with access to the garage, utility room and to the rear garden.

### **Utility Room/ Cloakroom**

A well-appointed utility room located to the side of the property, featuring sleek base units and a convenient sink. The space includes plumbing for a washing machine, a WC, a radiator, and a double-glazed window allowing natural light to enter. Functional and stylish, it offers practical support for everyday household tasks.



### **Living/ Dining Room**

18' 8" max x 13' 3" max ( 5.69m max x 4.04m max )

A beautifully designed living and dining room situated at the rear of the property, featuring a charming open fireplace that adds warmth and a cosy ambiance. A large double-glazed window floods the space with natural light, while a TV point, radiator, and ample room for a family dining table make this an ideal setting for both relaxation and entertaining.



## First Floor

### Landing

Landing attaching to the first floor areas. consisting of an airing cupboard and a loft hatch providing ample storage.

### Bedroom One

9' 4" max x 11' 8" max ( 2.84m max x 3.56m max )  
A generously sized master bedroom positioned at the front of the property, featuring a large double-glazed window that fills the room with natural light. The space is enhanced by a radiator for comfort and finished with plush carpeting for a luxurious feel.

### Shower Room

A modern and stylish bathroom, featuring a frosted double-glazed window to the front for privacy and natural light. The space includes a large double shower with both rainfall and handheld showerheads, a contemporary WC, and a sleek basin with integrated base storage. A heated towel radiator adds a touch of comfort and warmth, completing the bathroom's elegant and functional design.

### Bedroom Two

11' 7" max x 9' 4" max ( 3.53m max x 2.84m max )  
A comfortable second double bedroom located at the rear of the property, featuring a double-glazed window that brings in natural light. The room is fitted with a radiator for warmth and finished with plush carpeting, offering a cosy and inviting atmosphere.

### Bedroom Three

6' 4" x 8' 7" ( 1.93m x 2.62m )  
A versatile third bedroom located at the rear of the property, featuring a double-glazed window, radiator, and plush carpeting. Ideal as a guest bedroom, home office, or study, this space offers flexibility to suit a variety of needs.



## Outside

### Garden

To the front, a gravel garden offers low-maintenance appeal with the potential to be converted into additional driveway parking, subject to requirements.

To the rear, a spacious and enclosed garden provides an ideal outdoor retreat, featuring a patio dining area, well-maintained planting borders, a wooden storage shed, and wood panel fencing for privacy and security.

### Parking

Driveway parking to the front, with space for two vehicles.

### Garage

Single garage to the front of the property with internal access as well as an up and over door.

### Agent Note

Benefits to this property include:

- All new windows upstairs,
- Rewired throughout,
- New carpets throughout,
- New boiler, radiators and pipework.



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## Langholm Avenue, Warminster

- Three Bedroom Semi-Detached House
- Utility Room & Downstairs WC
- Open Fireplace
- Front & Rear Gardens
- Garage & Driveway Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in the region of

**£325,000**



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