









# welcome to

# **Gipsy Lane, Warminster**

Welcome to this Impressive detached home on Gipsy Lane, Warminster, offering spacious and versatile living. Beautiful front & rear gardens, ample driveway parking and double garage.

### **Ground Floor**

#### **Entrance Hall**

A spacious entrance hall at the front provides access to all ground floor rooms. This area includes the main front door, a convenient storage cupboard, a radiator, and a staircase leading to the first floor.

#### Cloakroom

Ground floor cloakroom featuring a front-facing frosted double-glazed window, WC, wash basin with integrated storage, and a radiator for added comfort.

# **Living Room**

13' 5" max x 13' 5" max ( 4.09m max x 4.09m max )

Generously sized living room featuring a charming front bay window, an additional side window for extra natural light, TV point, and two radiators for warmth and comfort.

## **Dining Room**

9' 5" max x 10' 2" max ( 2.87m max x 3.10m max )

Separate dining room at the rear, offering generous space for entertaining and featuring double-glazed sliding patio doors that open to the garden, along with a radiator for comfort.

### Kitchen/ Breakfast Room

15' 10" max x 10' 7" max ( 4.83m max x 3.23m max )

A bright and spacious kitchen/breakfast room designed for both style and functionality. Featuring two rear-facing double-glazed windows that flood the space with natural light, this room boasts an extensive range of glossy light cream wall and base units, a 1.5 bowl sink with drainer, and integrated appliances including a double oven, four-ring gas hob with extractor, freezer and dishwasher. Two radiators ensure year-round comfort, while there's ample space for a dining table and convenient access to the adjoining utility room.

## **Utility Room**

5' max x 7' 5" max ( 1.52m max x 2.26m max )

A well-appointed separate utility room with side access via an external door. The space includes glossy light cream wall and base units, a sink with drainer, under-counter space for a dryer, and plumbing for a washing machine. Additional features include a boiler (updated in September 2025) and a radiator for convenience.









#### **First Floor**

### Landing

Landing area providing access to all first-floor rooms, featuring a side-facing double-glazed window, an airing cupboard, loft access, and a radiator.

### **Master Bedroom**

13' 10" max x 11' 6" max ( 4.22m max x 3.51m max )

This beautiful master bedroom offers multiple features including a gorgeous feature window to the front, a wall of built in wardrobes with matching bespoke fitted drawers, shelving and bedside tables. This room is finished off with a radiator and en-suite access.

#### **Master En-Suite**

Fully tiled, modern master en-suite shower room with a corner shower cubicle, base units storage, wash hand basin, WC and towel radiator.

#### **Bedroom Two**

10' 10" max x 10' 5" max ( 3.30m max x 3.17m max )

Second double bedroom positioned at the rear, featuring a double-glazed window that provides natural light and a radiator for comfort.

#### **Bedroom Three**

9' 11" max x 7' 8" max ( 3.02m max x 2.34m max )

Third double bedroom located at the rear, featuring a double-glazed window for natural light and a radiator for added comfort.

#### **Bedroom Four**

9' 1" max x 7' max ( 2.77m max x 2.13m max )

Final bedroom positioned at the front, featuring a double-glazed window and radiator. Currently used as a home office, this versatile space offers flexibility to suit your needs.

#### **Bathroom**

Modern family bathroom featuring a sleek design with a rear-facing frosted window for natural light. The space includes a fitted vanity unit with integrated storage and wash basin, a close-coupled WC, floor to ceiling towel radiator, and a panelled bath with overhead shower and glass screen. Stylish wall panelling and contemporary flooring complete the look, creating a clean and elegant finish.

#### Outside

### Garage

Detached double garage with two up and over doors and partial loft space.

### **Parking**

Ample \parking to the front with space for multiple vehicles.

#### Gardens

Front - Attractive front garden designed for curb appeal, featuring decorative wood chippings, well-maintained shrubs, and mature bushes for a welcoming and stylish entrance.

Rear - Beautifully landscaped rear garden offering side access and a private and enclosed outdoor space, perfect for relaxation and entertaining. The garden features a well-maintained lawn bordered by mature shrubs and flowerbeds, complemented by a spacious paved patio ideal for outdoor dining. Surrounded by attractive brick walls and fencing, this area provides both charm and privacy, with side access for convenience.





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# **Gipsy Lane, Warminster**

- Four Bedroom Detached Property
- **Utility Room**
- Cloakroom, Bathroom & En-suite
- **Beautiful Front & Rear Gardens**
- Ample Driveway & Double Garage

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

offers in the region of

£500,000

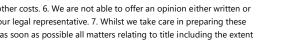


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