

**TOWN & COUNTRY**

ESTATES



**Morley Field, Warminster, Wiltshire BA12 0BU**

**Offers Over £270,000**

## LOCATION

Warminster is surrounded by beautiful countryside with delightful walks, the town centre has excellent shopping facilities, Schools and other amenities including Wiltshire's oldest working Theatre, a Library, Hospital and train station. The surrounding area includes Westbury, Trowbridge, Frome, Bath and Salisbury, all within a comfortable driving distance, as are the various military establishments on Salisbury Plain. Nearby attractions include Longleat House & Safari Park, Stourhead and Shearwater Lake.

## DESCRIPTION

This large two bedroom semi-detached home is found in a small cul-de-sac, off of the popular Imber Road. The modern accommodation comprises an entrance porch, cloakroom toilet, good size kitchen, dining room, lounge, two bedrooms and bathroom. Further benefits include uPVC double glazing, gas central heating, lot's of driveway parking, a low maintenance enclosed rear garden and a fantastic garden room/office.

## ENTRANCE PORCH

You enter the property through a uPVC entrance door with an obscure glazed panel, there is a uPVC double glazed window to the front, cupboard recess, radiator, door to the cloakroom and an opening to the kitchen.

## CLOAKROOM TOILET

There is a uPVC double glazed obscure window to the front, a dual flush W/C, basin with mixer tap and a radiator.

## KITCHEN

14'9" x 9'6"

The kitchen has two uPVC double glazed windows to the front, a range of modern matching base and wall units with rolled top worksurfaces, ceramic basin with chrome mixer tap, large range style oven with gas hob and chimney extractor with light over, attractive tiled splash backs, space for a fridge freezer, plumbing for a washing machine, plumbing for a slimline dishwasher, a wall mounted Worcester gas combi boiler and inset ceiling spotlights. There is a door to the lounge and an opening through to the dining room.

## DINING ROOM

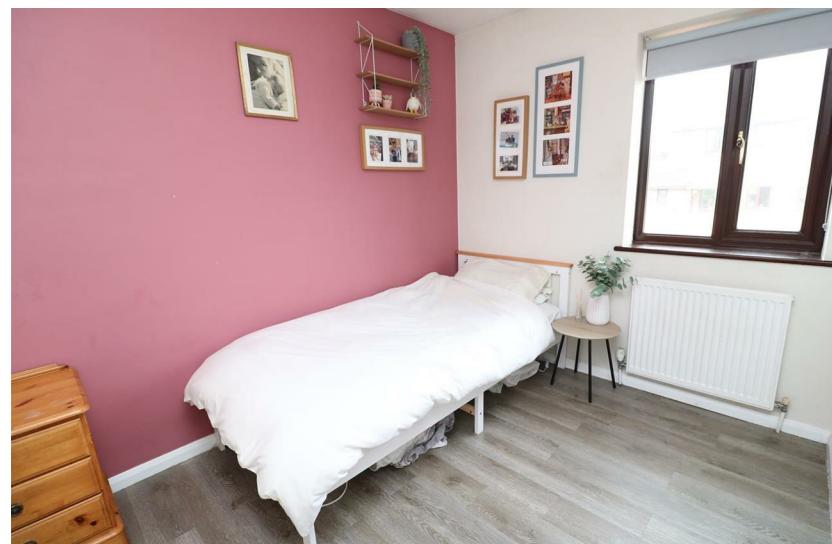
8'10" x 8'2" max

The separate dining room has a uPVC double glazed window to the rear and radiator.

## LIVING ROOM

14'9" x 13'1"

Two uPVC double glazed windows to the side overlook the garden and flood the room with lot's of natural light. There is wood effect flooring, TV point, radiator, stairs to the first floor and a uPVC double glazed door to the garden.



## FIRST FLOOR LANDING

With wood effect flooring, access to the part boarded loft with ladder and light, inset ceiling spotlights and doors to both bedrooms and the bathroom.

## BEDROOM ONE

14'9" x 9'10"

The large master bedroom has two uPVC double glazed windows to the side, a built-in cupboard, TV point and radiator.

## BEDROOM TWO

9'6" x 7'6"

Bedroom two has a uPVC double glazed window to the front, wood effect flooring, built-in cupboard and a radiator.

## BATHROOM

The well presented bathroom has an obscure uPVC double glazed window to the front, a 'P' shape bath with chrome mixer tap, overhead and hand attachment and glazed screen, dual flush WC, pedestal basin with chrome mixer tap, chrome heated towel rail and inset ceiling spotlights.

## EXTERIOR

### FRONT

The front of the property provides comfortable off road parking for three cars, there is a path to the front door with outside light and a gate to the garden.

### GARDEN

The private and low maintenance garden is enclosed to all boundaries. Mainly laid to attractive patio with a well kept raised planted border, there is an outside tap, external power socket and gated access to the front drive.

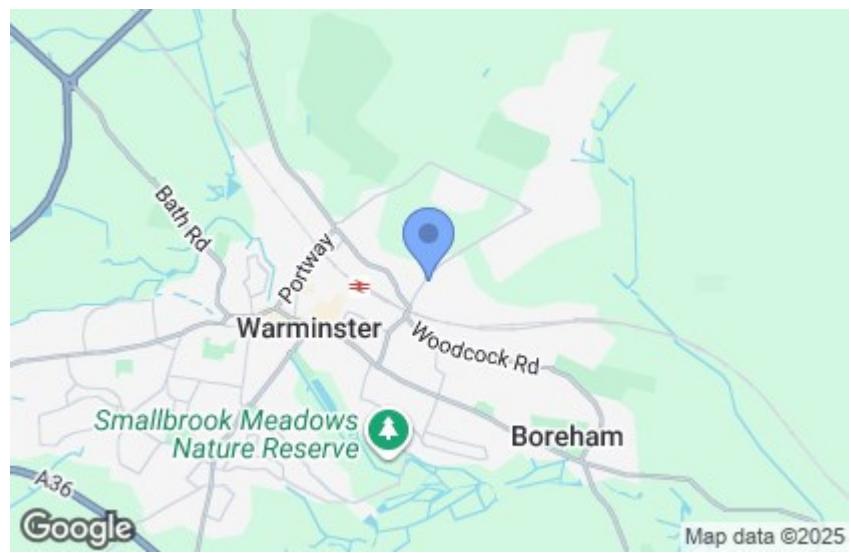
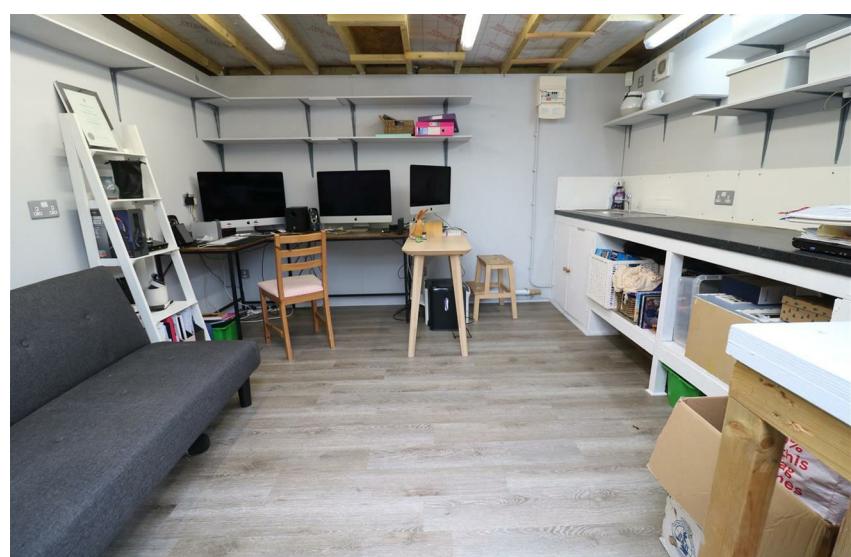
### GARDEN ROOM

12'1" x 11'5"

Already largely converted to a home office space, with a little more attention this would become the perfect work from home space. There is wood effect flooring, worksurface with inset basin and tap, storage, extractor fan, power and light.

### ADDITIONAL INFORMATION

Council Tax Band - B









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items shown are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

GROUND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

Made with Metropix © 2025

# SALES & MORTGAGES & LETTINGS

The advertisement features a man and a woman lying on a white surface, looking at a small cardboard house model. The background is a dark blue gradient. The text 'TOWN & COUNTRY MORTGAGES' is at the top, 'FEE FREE Mortgage Services' is in the center, and a list of services is on the right. A pink bar at the bottom contains a warning and contact information. The bottom right corner shows a portrait of a smiling man, identified as Oliver Browning, Managing Director. The overall theme is home ownership and mortgage services.

YOUR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT  
KEEP UP REPAYMENTS ON YOUR MORTGAGE

## OFFICE, HOME AND TELEPHONE APPOINTMENTS AVAILABLE

## CONTACT US ON:

01225 776699

BOOK ONLINE:

[www.townandcountrymortgages.net](http://www.townandcountrymortgages.net)

FIND US ON  

OLIVER BROWNING  
Managing Director

NB. Town and Country Estates have not tested any equipment, fixtures, fittings or services and cannot guarantee that they are in working order. Buyers are advised to seek professional advice from their solicitors or surveyor. Internal measurements should not be relied upon for fitting of carpets or furniture without checking. These details have been prepared in good faith and whilst believed to be correct give notice that none of the statements are to be relied upon as statements or representations of fact. Some statements are inevitably subjective and are therefore the view of the author at the time the information was prepared. If any items are particularly important to you then please check with this office first, especially if travelling some distance to view.