



Osprey Road, Warminster BA12 8GD

welcome to

Osprey Road, Warminster

A beautifully presented three-bedroom detached home on the popular Tascroft development, offering modern open-plan living, a stylish interior, low-maintenance garden, garage, and driveway.

Ground Floor

Entrance Hall

A welcoming entrance hall featuring stairs leading to the first floor, handy understair storage, and a radiator to keep the space warm and comfortable.

Cloakroom

A well-appointed ground floor cloakroom featuring a frosted double-glazed front window for privacy and natural light, complete with a WC, wash hand basin, and radiator for added comfort.

Living Room

15' 5" max x 11' 2" max (4.70m max x 3.40m max)

A bright and spacious living room boasting a double-glazed front window, an integrated electric fireplace for a cosy focal point, TV point, and radiator to create a warm and inviting atmosphere.

Kitchen/ Diner

18' 6" max x 13' max (5.64m max x 3.96m max)

A beautifully spacious kitchen/dining area filled with natural light from double-glazed windows and patio doors, offering seamless access to the outdoors. The room features a range of stylish wall and base units, an integrated double oven, four-ring gas hob with extractor, and sink with drainer. Fully equipped with an integrated fridge/freezer, dishwasher, and washing machine, it also boasts a central island with breakfast bar—perfect for casual dining—alongside ample space for a family dining table. A contemporary vertical radiator completes this sociable and inviting space.

First Floor

Landing

A bright and airy landing area providing access to the loft, complete with a radiator for comfort and a useful storage cupboard to keep the space neat and tidy.

Master Bedroom

13' 5" max x 11' 3" max (4.09m max x 3.43m max)

A well-proportioned master bedroom enjoying a double-glazed front window, built-in wardrobe for convenient storage, and a radiator for comfort, with the added benefit of access to private en-suite facilities.

Master En-Suite

A stylish master en-suite featuring a frosted double-glazed side window for privacy and natural light, complete with a WC, wash hand basin, and a spacious double shower cubicle. Finished with a heated towel radiator for an added touch of comfort and convenience.

Bedroom Two

11' 5" max x 11' 1" max (3.48m max x 3.38m max)

A generously sized second double bedroom, benefiting from a double-glazed rear window that welcomes in natural light, along with a radiator to ensure a warm and comfortable space.





Bedroom Three

11' 9" max x 7' 2" max (3.58m max x 2.18m max)

A comfortable final bedroom featuring a double-glazed rear window that brings in plenty of natural light, complemented by a radiator for warmth and a cosy feel.

Bathroom

A well-appointed family bathroom featuring a frosted double-glazed front window that allows for both privacy and natural light. The suite includes a WC, wash hand basin, and a bath with shower over, complemented by a heated towel radiator for added comfort and a touch of luxury.



Outside

Parking

A generously sized driveway running alongside the property, offering ample parking for multiple vehicles, and leading to a garage neatly positioned at the rear—providing both convenience and additional storage.

Gardens

Front: A charming front aspect featuring a neatly laid lawn with attractive shrubs, alongside a pathway that leads you to the welcoming entrance.

Rear: A beautifully designed, low-maintenance rear garden laid with astro turf, complemented by raised planting beds and a spacious patio dining area—perfect for entertaining. Additional highlights include side access and a stylish decked seating area, ideal for relaxing outdoors.



view this property online allenandharris.co.uk/Property/WST108006



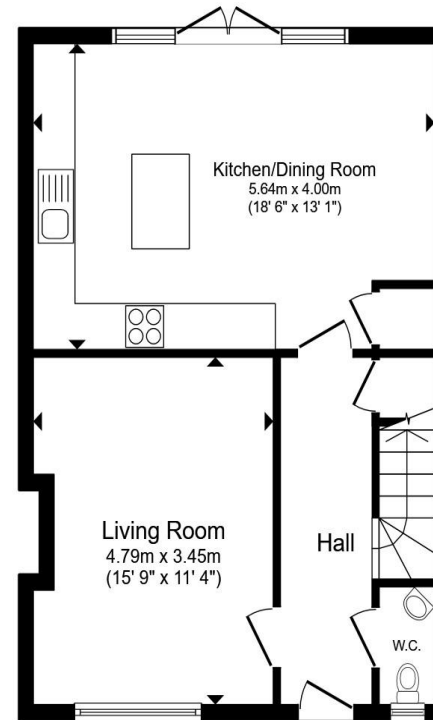
welcome to

Osprey Road, Warminster

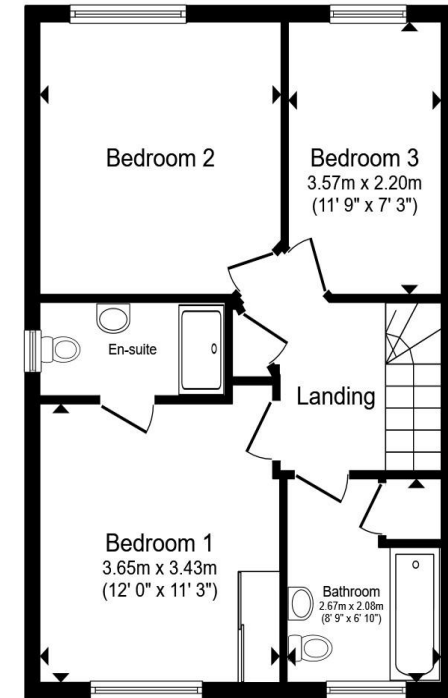
- Three Bedroom Detached Home
- Cloakroom WC, En-suite & Family Bathroom
- Open Plan Kitchen/ Dining Room
- Landscaped Rear Garden
- Long Driveway & Garage

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

offers over
£375,000



Ground Floor



First Floor

Total floor area 99.3 m² (1,069 sq.ft.) approx

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.propertybox.io

 allen & harris

view this property online allenandharris.co.uk/Property/WST108006



Property Ref:
WST108006 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 allen & harris



01373 822457



Westbury@allenandharris.co.uk



15A Warminster Road, WESTBURY, Wiltshire,
BA13 3PD



allenandharris.co.uk