



73 Falcon Road Warminster BA12 8FX

A fantastic opportunity to purchase a modern, four bedroom detached, executive style family home, finished to a high specification. Tucked away up a shared driveway, in a small development on outskirts of Warminster near to Longleat forest. The modern and spacious interior features office/family room, living room with patio doors onto gardens, large kitchen/dining room with integrated appliances, quartz work surfaces and patio doors onto gardens, utility room, cloakroom, en suite shower room and family bathroom. Features include travertine stone tiling and flooring, fitted shutters and contemporary fittings. Benefits include UPVC double glazing, gas central heating, double garage and driveway. External features include side garden with vegetable beds and good sized enclosed, south facing, landscaped garden with extremely private aspect.

Guide Price £575,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Double glazed, obscured leaded window and door to the front. Anthracite vertical radiator. Thermostat. Smoke alarm. Travertine tiled flooring.

Cloakroom

Double glazed, obscured leaded window to the side. Anthracite Victorian style radiator. Travertine tiling to floor and walls. Black ceramic sink with drawers under and white w/c with dual flush.

Office

9'2 x 8'1 (2.79m x 2.46m)

Double glazed, leaded bay window to the front with fitted shutters. Anthracite Victorian style radiator.

Living Room

16'5 x 14'0 (5m x 4.27m)

Double glazed French doors and windows to the rear with fitted blinds. Anthracite Victorian style radiator. Wood flooring. Double doors to the:

Kitchen/Dining Room

23'1 x 14'7 max (7.04m x 4.45m max)

Dining Area

Double glazed French doors and windows to the rear with fitted blinds. Anthracite Victorian style radiator. Travertine tiled flooring and inset ceiling spotlights. Door to understairs storage cupboard.

Kitchen Area

Double glazed window to the side. Anthracite vertical radiator. Extensive range of shaker style wall, base, drawer and larder units with quartz work tops and splash-backs. Inset one and a half bowl sink unit with pull-down spray mixer tap and bevelled drainer. Built-in high level stainless steel electric double oven. Built-in four-ring induction hob with extractor hood over. Integrated dishwasher and 'frost-free' fridge/freezer. Breakfast bar with pendant lights over. Travertine tiled flooring and inset ceiling spotlights. Door to the hall.



Utility Room

7'4 x 4'7 (2.24m x 1.4m)

Double glazed doors to the side. Anthracite Victorian style radiator. Base mounted shaker style units with quartz work tops and splash-backs. Inset single sink unit with mixer tap. Plumbing for washing machine. Space for dryer. Travertine tiled flooring. Extractor fan.

FIRST FLOOR

Landing

Radiator. Smoke alarm. Access to loft space. Doors off and into: airing cupboard housing shelving and water tank.

Bedroom One

11'6 x 10'8 (3.51m x 3.25m)

Double glazed, leaded bay window to the front with fitted shutters. Radiator. Built-in triple wardrobe with sliding doors enclosing. Door to the:

En Suite Shower

Double glazed, obscured leaded window to the front. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising large shower cubicle with mains shower over and bi-fold doors enclosing, wash hand basin and w/c with dual flush. Wood effect vinyl flooring. Shaving point.

Bedroom Two

36'1" x 32'10" (11'4 x 10'5)

Double glazed, leaded window to the front with fitted shutters. Radiator. Two built-in double wardrobes.

Bedroom Three

10'1 x 9'3 (3.07m x 2.82m)

Double glazed window to the rear with fitted shutters. Radiator.

Bedroom Four

9'7 x 9'3 (2.92m x 2.82m)

Double glazed window to the rear with fitted shutters. Radiator.

Family Bathroom

Double glazed, obscured window to the rear. Anthracite towel radiator. Three piece white suite with travertine stone tiled surrounds comprising

panelled bath with mains shower rainfall shower over, additional shower attachment and glass screen enclosing, wash hand basin with drawers under and w/c with dual flush. Travertine stone tiled flooring. Shaving point. Extractor fan.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Bordered with a variety of plants and shrubs. Driveway providing off road parking for several vehicles. Outside lights. Gated side pedestrian access leading to rear of garage and gardens.

To The Side

Gravel storage area to the side of garage with space for bins etc. Side garden laid to gravel with raised vegetable beds, paved patio area and large shed. Outside lights and tap. Opening to the:

Rear Garden

Good sized enclosed, south facing, landscaped garden with extremely private aspect comprising large Indian sandstone patio area to the immediate rear and side with pergola, border with a variety of plants and shrubs; enclosed by cedar clad wall with low hedging. Large area laid to lawn, gravel area with a variety of plants, trees and shrubs; and hedging. Outside lights and power points. All enclosed by fencing and walling.

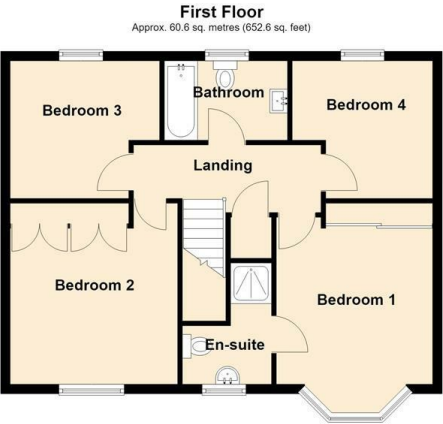
Double Garage

17'4 x 16'6 (5.28m x 5.03m)

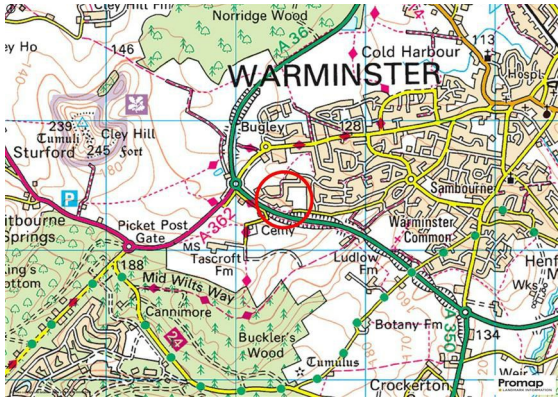
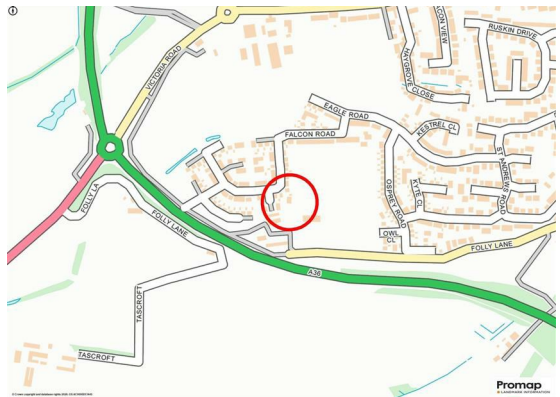
Electric up and over door to the front. Power and lighting. Eaves storage. Double glazed door to the rear. Wall mounted Ideal boiler.



Tenure **Freehold**
Council Tax Band **E**
EPC Rating **B**



Total area: approx. 154.7 sq. metres (1664.6 sq. feet)




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.