



Canons Close, Warminster



Offers in excess of £399,995



## Key Features

- FOUR BEDROOMS
- DETACHED
- CUL-DE-SAC LOCATION
- GARAGE
- GARDEN OFFICE
- DRIVEWAY PARKING
- EPC rating C





Situated in a highly desirable cul-de-sac location, this well-presented four-bedroom detached home offers spacious and flexible accommodation ideal for modern family living. The property is conveniently located close to both primary and secondary schools, a local convenience store, and is just a short, level walk into town, where excellent bus and train services are readily available.

The accommodation comprises three generous double bedrooms and one single bedroom. The master bedroom benefits from built-in wardrobes and a stylish, modern en-suite finished in contemporary tones. The family bathroom has also been upgraded to a sleek, modern design, complemented by the added convenience of a downstairs WC.

On the ground floor, the spacious lounge is filled with natural light from large windows and flows seamlessly into the dining room and conservatory, creating a bright, open, and versatile living space—perfect for entertaining or family life.

Outside, the low-maintenance garden is laid with artificial grass and decking. A particular highlight of the property is the external home office with additional storage. This versatile space is ideal for home working, a treatment room, a hobby

space, or a peaceful retreat.

Overall, this attractive home combines space, flexibility, and modern living, all set within a sought-after and convenient location.

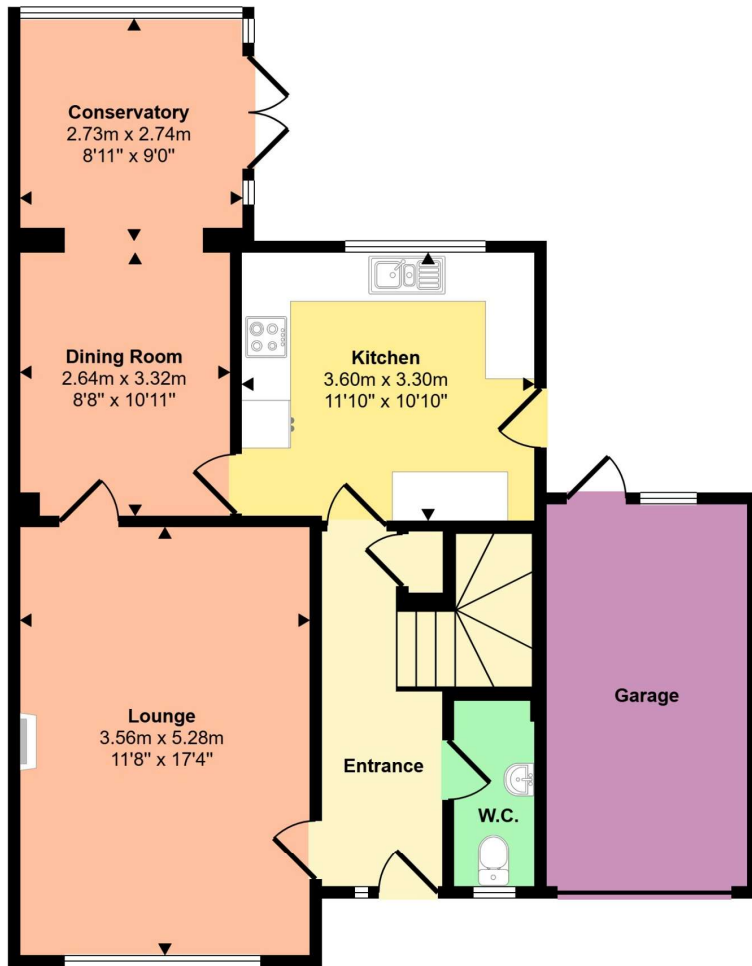




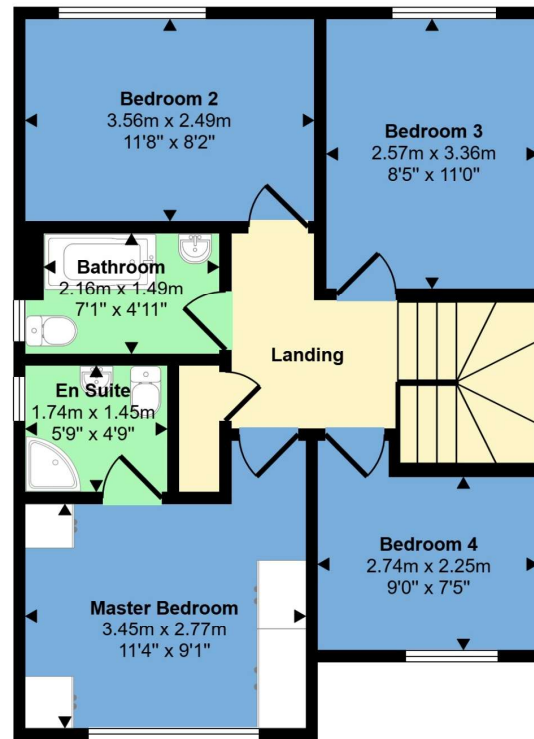




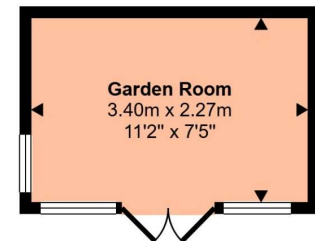
Approx Gross Internal Area  
134 sq m / 1442 sq ft



Ground Floor  
Approx 74 sq m / 792 sq ft

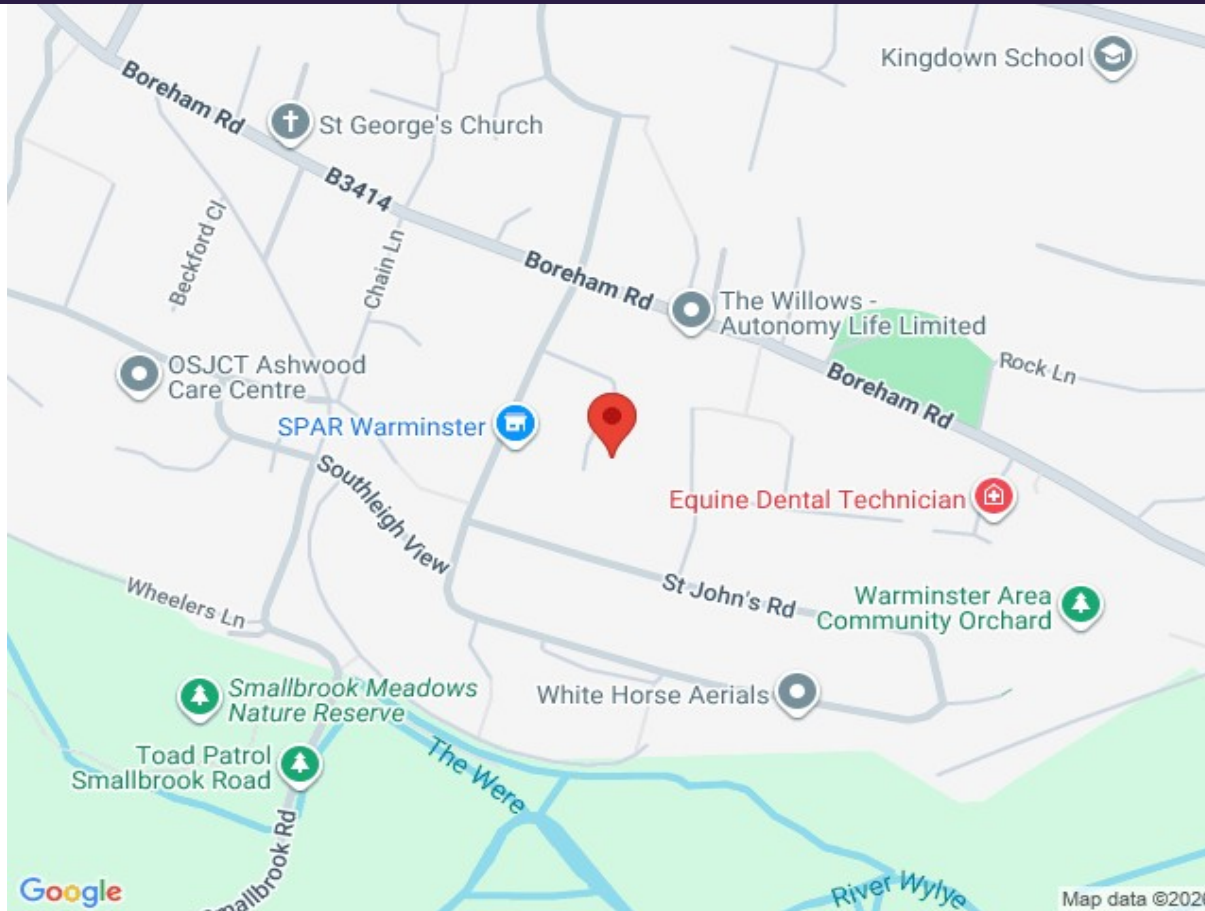


First Floor  
Approx 53 sq m / 567 sq ft



Garden Room  
Approx 8 sq m / 83 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



01985 220 290

warminster@northwooduk.com