



Brook Street, Warminster BA12 8DW

welcome to

Brook Street, Warminster

This charming three-bedroom detached home on Brook Street offers a cosy living space with a bright kitchen/diner and well-proportioned rooms throughout. It also benefits from attractive gardens and a versatile garage with utility space.

Auctioneer's Comments

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Ground Floor

Entrance Porch

A welcoming central entrance porch that creates a charming and practical introduction to the home.

Entrance Hall

A welcoming entrance hall to the front of the home, featuring easy access from the main door and staircase rising to the first floor, creating an inviting first impression.

Living Room

11' 10" max x 9' 10" max (3.61m max x 3.00m max)
A beautifully presented and cosy living room, filled with natural light from a front window, featuring a charming exposed brick fireplace with a warm wood burner—perfect for snug evenings—alongside a radiator to ensure comfort and a wonderfully inviting atmosphere all year round.

Family Room

12' 2" max x 12' 2" max (3.71m max x 3.71m max)
A charming and cosy family room that flows seamlessly into the kitchen/diner, creating a warm and sociable space. This inviting room features a characterful exposed brick fireplace with a wood burner, perfect for relaxed evenings, along with useful understair storage and a radiator, making it both practical and welcoming.

Kitchen/ Diner

24' 11" max x 8' 6" max (7.59m max x 2.59m max)
A spacious and welcoming kitchen/dining room, thoughtfully designed with both practicality and comfort in mind. This light-filled space features a rear window, a glazed door to one side, and a charming farmhouse-style door to the other, creating a lovely connection to the outdoors. Fitted with a range of wall and base units, a sink with drainer, and an integrated oven with a four-ring electric hob and extractor, the kitchen also benefits from a dishwasher, space for a fridge/freezer, and plumbing for a washing machine. With ample room for a large dining table and finished with a radiator, this is the perfect setting for everyday living and entertaining alike.





First Floor

Landing

A welcoming and well-connected landing that leads to the first-floor accommodation, featuring a useful storage cupboard, a radiator for added comfort, and easy access to the various rooms, along with convenient loft access.

Master Bedroom

11' 10" max x 9' 10" max (3.61m max x 3.00m max)
A spacious and inviting master bedroom positioned to the front, featuring a stunning cast iron fireplace that adds character and charm. The room also benefits from a built-in wardrobe for convenient storage and a radiator, creating a comfortable and cosy retreat.

Bedroom Two

10' 2" max x 8' 2" max (3.10m max x 2.49m max)
A well-proportioned and inviting second double bedroom overlooking the rear, featuring a sash window that fills the room with natural light. The charming feature fireplace adds character, while a radiator ensures a cosy and comfortable atmosphere.

Bathroom

A beautifully appointed bathroom full of character, featuring a striking wooden ceiling that adds warmth and charm. The space includes a stylish P-shaped bath with a shower over, a WC, and a wash hand basin set within a practical vanity unit for added storage. Finished with a heated towel radiator, this inviting room offers a perfect blend of comfort and functionality.

Bedroom Three

8' 10" max x 6' 11" max (2.69m max x 2.11m max)
A versatile and cosy final bedroom, accessed via a stylish sliding door, featuring a window that brings in natural light. Complete with a built-in wardrobe for convenient storage and a radiator for year-round comfort, this inviting space offers both practicality and warmth.

Outside

Gardens

Front:

The front garden is beautifully maintained and full of charm, featuring original stone borders complemented by a variety of colourful shrubs and plants. This inviting space also offers convenient access to the side garden, adding both practicality and appeal.

Side:

A charming and inviting side garden with a neatly kept lawn at its heart, surrounded by lush borders of greenery and soft pink flowers. Tall, well-trimmed hedges and a classic white fence create a sense of privacy, while the mix of shrubs and flowering plants adds colour, texture, and a relaxed, welcoming feel—perfect for enjoying a peaceful summer day.

Garage

A generous single garage offering excellent additional space, with convenient access through to a practical utility area at the rear. The utility space provides room for a dryer, a rear-facing window allowing in natural light, and direct access out to the garden—making it both functional and well-connected.



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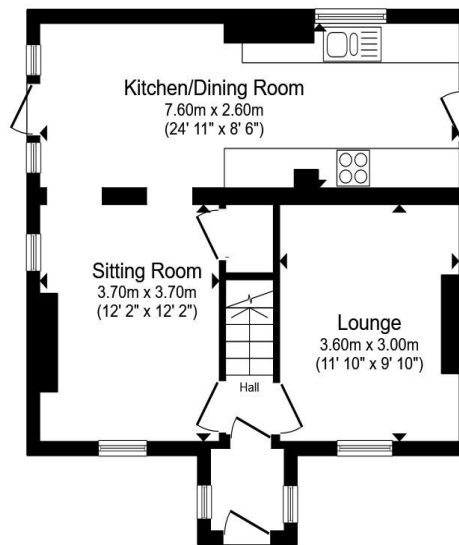
Brook Street, Warminster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Detached Cottage
- Beautifully Characterful Throughout With Modern Finishes

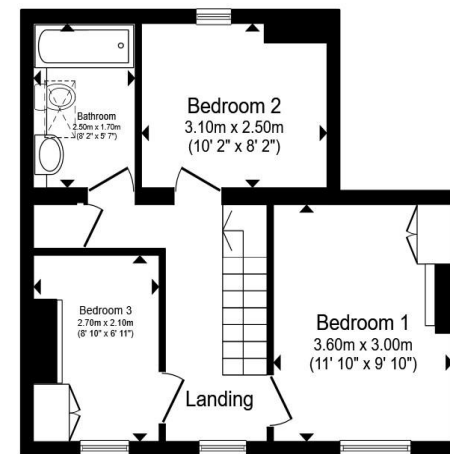
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Council Tax Band: D

guide price

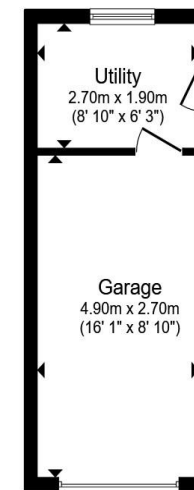
£375,000



Ground Floor



First Floor



Outbuilding

Total floor area 103.5 m² (1,114 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

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Property Ref:
WST108054 - 0006

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