



Connells

Bristle Grove
Mere Warminster



Property Description

Presenting this beautiful and well-rounded three-bedroom detached home located in a prominent position within Bristle Grove, Mere; a development completed in 2022 by the respected local housebuilder CG Fry. Offering ample accommodation throughout, this home has been thoughtfully decorated and maintained to a very high standard by our sellers to ensure a smooth move for the next owner. The property is complete with driveway parking as well as a single garage and a very well-proportioned rear garden, perfect for hosting loved ones in the summer months. Other standout features of this home include a stunning fitted kitchen/diner, a large master bedroom with an ensuite shower room and a great living space just off the entrance to the property. Bristle Grove is being offered to the market with no onward chain, so call us today to make this dream home your reality!

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor

Entrance Hall

The entrance hall has a smoke alarm, radiator and alarm panel.

Cloakroom

The cloakroom has a WC, hand wash basin, an extractor fan and a radiator.

Lounge

The lounge has two windows to the front of the property and French doors to the rear garden. It has two radiators and a gas fireplace.

Kitchen / Diner

The kitchen / dining room has two windows to the front of the property and two windows to the rear of the property. It has both wall and base cabinets, a smoke alarm, an integrated hob, oven, grill, dishwasher and fridge freezer, an extractor hood, two radiators and a one and a quarter bowl sink and drainer.

Utility Room

The utility room has a door to the rear garden, a radiator, space for a washing machine and tumble dryer and a storage cupboard.

First Floor

Landing

The landing has two windows to the front of the property. It has a radiator, smoke alarm, airing cupboard and a loft hatch.

Bedroom 1

Bedroom 1 has two windows to the front of the property and a radiator.

En Suite

The en suite has two frosted windows to the rear of the property. It has a shower cubicle, WC, hand wash basin, shaver point and a heated towel rail.

Bedroom 2

Bedroom 2 has two windows to the front of the property and a radiator.

Bedroom 3

Bedroom 3 has three windows to the rear of the property and a radiator.

Bathroom

The bathroom has two frosted windows to the rear of the property. It has a bath with an overhead shower, a WC, hand wash basin, shaver point and a heated towel rail.

Outside

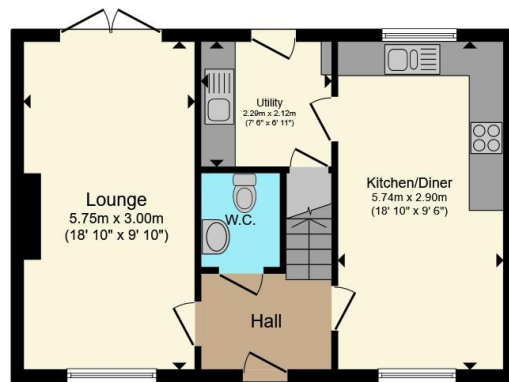
Rear Garden

The rear garden is patio to lawn. It has fence borders, an external light, an external tap and side access to the front of the property.

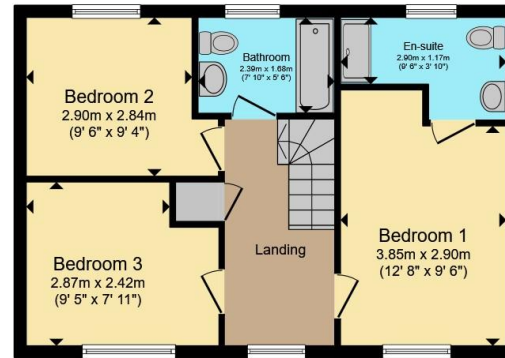








Ground Floor



First Floor



Garage

Total floor area 113.7 m² (1,224 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

Connells

To view this property please contact Connells on

T 01747 821 791
E gillingham@connells.co.uk

4 Clive House High Street
 GILLINGHAM SP8 4QT

EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/GIL306628



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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