



Connells

Bourbon Close
WARMINSTER



Property Description

Situated in a desirable cul-de-sac position bordering the beautiful Warminster Park and Nature Reserve, this detached three-bedroom family home enjoys a wonderful balance of tranquillity and convenience.

The property is ideally located within easy reach of Warminster town centre, offering a range of shops, amenities, schools and a mainline railway station.

The accommodation is well arranged and provides comfortable living space for modern family life. The entrance hall gives access to a convenient downstairs cloakroom, while the spacious sitting room offers an inviting area for relaxation. A separate dining room provides the perfect setting for family meals and entertaining, with the kitchen positioned nearby for practicality. To the rear, a conservatory overlooks the garden and offers additional reception space, ideal for enjoying the changing seasons.

On the first floor are three well-proportioned bedrooms, all served by a shower room.

Externally, the property benefits from a garage and driveway providing off-road parking. The enclosed rear garden offers a secure and private outdoor space, ideal for children, pets and al fresco dining.

This delightful home combines a sought-after location with well-balanced accommodation, making it an excellent opportunity for families, downsizers and purchasers seeking a property close to both nature and the amenities of Warminster.

Entrance Hall

Door to front. Door to Cloakroom. Door to Dining Room.

Cloakroom

Window to front. Suite comprising wash hand basin and low level wc. Splashback tiling.

Dining Room

Window to front aspect. Double doors to Lounge. Door to Kitchen. Stairs to first floor with built in storage cupboard under.

Lounge

Patio doors to Conservatory.

Conservatory

Windows and doors overlooking and leading to rear garden.

Kitchen

Windows to side and rear aspects. Door to side aspect. Comprising a range of wall, drawer & base units with work surfaces over. Inset sink and drainer unit. Built in oven and inset hob. Space for appliances. Wall mounted gas fired boiler serving heating and hot water system.

First Floor Landing

Doors to Bedrooms & Bathroom. Airing cupboard with hot water tank and immersion heater. Overstairs cupboard with drop down ladder. Access to loft space - partly boarded, fully insulated and with its own drop down ladder. Doors to Bedrooms & Shower Room.

Bedroom One

Window to front aspect. Fitted wardrobes.

Bedroom Two

Window to rear aspect.

Bedroom Three

Window to rear aspect.

Shower Room

Obscure window to front. Suite comprising walk in quadrant shower cubicle, vanity wash hand basin with cupboard under and low level wc. Partly tiled.

Garage

Part integral garage with single up and over door. Block paved driveway to the front.

Front Garden

Path to front entrance. Area with shrubs and flowers.

Rear Garden

A particular feature of this property is the rear garden which offers a private & secluded sanctuary. Enclosed by fencing and well stocked with a variety of mature shrubs & flowers including roses. Patio areas. Lawn with central flower bed. Paved path. Garden shed.

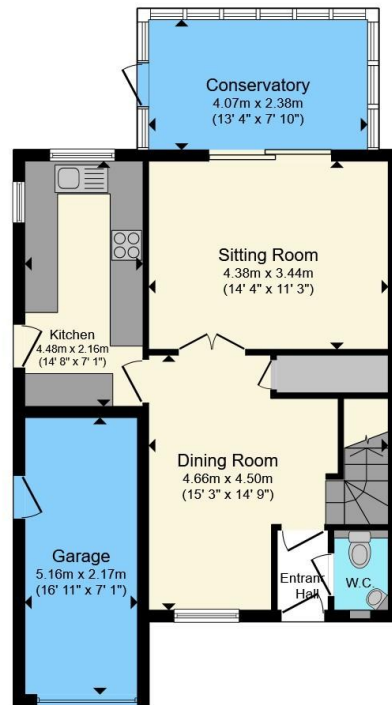
Agents Note

There are solar panels to the front with battery in the garage.

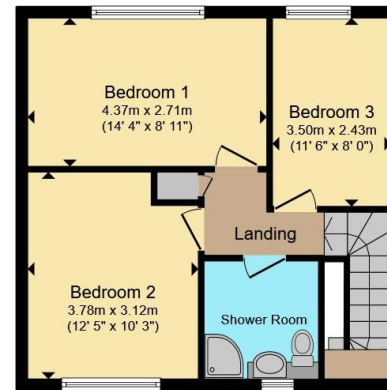








Ground Floor



First Floor

Total floor area 109.9 m² (1,183 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

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11 Fore Street
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EPC Rating: A Council Tax
Band: D

Tenure: Freehold

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