



**Gipsy Lane, Warminster BA12 9LR**

## welcome to

### Gipsy Lane, Warminster

Welcome to this Impressive detached home on Gipsy Lane, Warminster, offering spacious and versatile living. Beautiful front & rear gardens, ample driveway parking and double garage.

## Ground Floor

### Entrance Hall

A spacious entrance hall at the front provides access to all ground floor rooms. This area includes the main front door, a convenient storage cupboard, a radiator, and a staircase leading to the first floor.

### Cloakroom

Ground floor cloakroom featuring a front-facing frosted double-glazed window, WC, wash basin with integrated storage, and a radiator for added comfort.

### Living Room

13' 5" max x 13' 5" max ( 4.09m max x 4.09m max )

Generously sized living room featuring a charming front bay window, an additional side window for extra natural light, TV point, and two radiators for warmth and comfort.

### Dining Room

9' 5" max x 10' 2" max ( 2.87m max x 3.10m max )

Separate dining room at the rear, offering generous space for entertaining and featuring double-glazed sliding patio doors that open to the garden, along with a radiator for comfort.

### Kitchen/ Breakfast Room

15' 10" max x 10' 7" max ( 4.83m max x 3.23m max )

A bright and spacious kitchen/breakfast room designed for both style and functionality. Featuring two rear-facing double-glazed windows that flood the space with natural light, this room boasts an extensive range of glossy light cream wall and base units, a 1.5 bowl sink with drainer, and integrated appliances including a double oven, four-ring gas hob with extractor, freezer and dishwasher. Two radiators ensure year-round comfort, while there's ample space for a dining table and convenient access to the adjoining utility room.

### Utility Room

5' max x 7' 5" max ( 1.52m max x 2.26m max )

A well-appointed separate utility room with side access via an external door. The space includes glossy light cream wall and base units, a sink with drainer, under-counter space for a dryer, and plumbing for a washing machine. Additional features include a boiler (updated in September 2025) and a radiator for convenience.



## First Floor

### Landing

Landing area providing access to all first-floor rooms, featuring a side-facing double-glazed window, an airing cupboard, loft access, and a radiator.



### Master Bedroom

13' 10" max x 11' 6" max ( 4.22m max x 3.51m max )

This beautiful master bedroom offers multiple features including a gorgeous feature window to the front, a wall of built in wardrobes with matching bespoke fitted drawers, shelving and bedside tables. This room is finished off with a radiator and en-suite access.

### Master En-Suite

Fully tiled, modern master en-suite shower room with a corner shower cubicle, base units storage, wash hand basin, WC and towel radiator.

### Bedroom Two

10' 10" max x 10' 5" max ( 3.30m max x 3.17m max )

Second double bedroom positioned at the rear, featuring a double-glazed window that provides natural light and a radiator for comfort.

### Bedroom Three

9' 11" max x 7' 8" max ( 3.02m max x 2.34m max )

Third double bedroom located at the rear, featuring a double-glazed window for natural light and a radiator for added comfort.

### Bedroom Four

9' 1" max x 7' max ( 2.77m max x 2.13m max )

Final bedroom positioned at the front, featuring a double-glazed window and radiator. Currently used as a home office, this versatile space offers flexibility to suit your needs.



### Bathroom

Modern family bathroom featuring a sleek design with a rear-facing frosted window for natural light. The space includes a fitted vanity unit with integrated storage and wash basin, a close-coupled WC, floor to ceiling towel radiator, and a panelled bath with overhead shower and glass screen. Stylish wall panelling and contemporary flooring complete the look, creating a clean and elegant finish.

## Outside

### Garage

Detached double garage with two up and over doors and partial loft space.

### Parking

Ample parking to the front with space for multiple vehicles.

### Gardens

Front - Attractive front garden designed for curb appeal, featuring decorative wood chippings, well-maintained shrubs, and mature bushes for a welcoming and stylish entrance.

Rear - Beautifully landscaped rear garden offering side access and a private and enclosed outdoor space, perfect for relaxation and entertaining. The garden features a well-maintained lawn bordered by mature shrubs and flowerbeds, complemented by a spacious paved patio ideal for outdoor dining. Surrounded by attractive brick walls and fencing, this area provides both charm and privacy, with side access for convenience.



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## Gipsy Lane, Warminster

- Four Bedroom Detached Property
- Utility Room
- Cloakroom, Bathroom & En-suite
- Beautiful Front & Rear Gardens
- Ample Driveway & Double Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

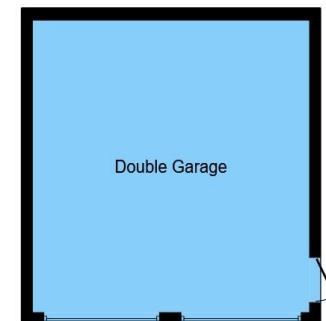
**£475,000**



Ground Floor



First Floor



Garage

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.focalagent.com](http://www.focalagent.com)

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