



Were Close, Warminster

£425,000

Council Tax Band E Tax Price £2,654 pa



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PROPERTY SALES & LETTINGS

Interact with our virtual reality tour before calling Forest Marble 24/7 to book your viewing of this superb detached property found within the ever popular town of Warminster, situated less than a mile from the town centre. This family home has been lovingly maintained and offers heaps of space. The ground floor benefits from a spacious lounge, dining room, kitchen, utility room, entrance hall and cloakroom. Four double bedrooms are found upstairs, as well as a modern bathroom and en-suite. Externally you will find beautifully presented front and back gardens, as well as driveway parking and a single garage.

What the Owners Love

Our seller, who is now looking to relocate to be closer to family, stumbled across Were Close by mere chance nearly ten years ago. During her time here, she has made fantastic friends on the cul-de-sac and notes the wonderful sense of community and kind neighbours surrounding her. The garden has been carefully tended to by the seller over the years and really comes to life from March time onwards, with a particularly impressive Liquidambar taking pride of place in the middle of the lawn. This spacious home has been perfect for hosting family get togethers, with plenty of room upstairs in the four bedrooms for guests to stay. With a distant view of Cley Hill from the second bedroom, which has always symbolised being "home" for our seller, we hope that the new owners find as much happiness and comfort here for many years to come.

- Detached Family Home
- Four Double Bedrooms
- Driveway and Garage
- Beautifully Presented Throughout
- En-Suite Shower Room
- Modern Bathroom

Rooms

Entrance Hall

8'2" x 13'10" (2.50m x 3.99m) (max)

Living Room

11'10" x 17'8" (3.38m x 5.43m) (max)

Dining Room

10'3" x 10'2" (3.14m x 3.11m) (max)

Kitchen

9'9" x 15'6" (3.02m x 4.75m) (max)

Utility Room

7'10" x 10'3" (2.16m x 3.14m)

Cloakroom

3'10" x 5'10" (0.94m x 1.55m)



First Floor Landing

5'7" x 6'8" (1.74m x 2.07m) (max)

Bedroom One

With en-suite bathroom and fitted wardrobes.

11'8" x 10'6" (3.60m x 3.23m) (max)

En-Suite

4'11" x 6'11" (1.25m x 1.86m) (max)

Bedroom Two

11' x 8'8" (3.35m x 2.68m) (max)

Bedroom Three

7'8" x 10'6" (2.38m x 3.23m) (max)

Bedroom Four

9'3" x 8'4" (2.83m x 2.56m)

Bathroom

6'3" x 6'9" (1.92m x 2.10m)

Rear Garden

A private and fully enclosed rear garden, full of wonderful plants and shrubs which have been lovingly cared for. A patio area providing space for seating and hosting friends and family, and an easy to maintain lawn lays behind it. Side access from the front of the property and a useful shed for all of your gardening needs.

Garage and Parking

The property offers a single garage with electric roller door that can also be accessed via the Utility Room. To the front is a driveway with space for two vehicles.

Directions

Coming into Warminster from the A36, drive along Victoria Road and onto West Street. Turn left into Grovelands Way and follow the road around the bend to the left. Take a left turn into Were Close and the property will be found on your left hand side in the top corner of the cul-de-sac.

Agents Notes

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