



Manor Gardens, Warminster

£350,000

Council Tax Band D Tax Price £2,126 pa



Interact with the virtual reality tour and call Forest Marble 24/7 to arrange your viewing of this detached family home in Manor Gardens, Warminster. The house benefits from accommodation over two floors with three bedrooms on the upper level and flexible accommodation on the ground floor. The original garage has been converted and now offers a variety of uses as either additional living and office space or as a fourth bedroom. The main lounge is light and semi open plan to the large kitchen diner where you will enjoy plenty of room for your dining table, with a view looking out through the patio doors to the rear garden. The kitchen itself is modern and contemporary in style with wooden counter tops and breakfast bar, as well as a range of integrated appliances. Externally the home offers driveway parking to the front, with a generous private rear garden including raised deck seating space and grass lawn. To view the virtual reality tour please follow this link: [Click Here](#)



What Our Vendors Love

Our sellers inform us that they first chose this location to make their home as it offered them a great spot for easy reach of the facilities of Warminster Town Centre as well as being close enough to the countryside that day trips and excursions were close at hand. Having spent some time here they have loved the quiet location and welcoming neighbourhood. The other residents are friendly and they have felt very safe here. The house itself is a great size and has been perfect for raising a young family as well as working from home. The rooms on both levels are well proportioned and comfortably allow all of the family their own space for working, relaxing and spending time together. We are told that the kitchen diner is particularly notable as it has offered them convivial space for family meals or entertaining when friends and relatives come to visit. Being detached, as opposed to semi-detached, our clients also felt that this was a great benefit that they had not found in similar properties elsewhere.

Key Features

- Detached Family Home
- Three/Four Bedrooms
- Open Plan Kitchen Diner
- Private Rear Garden
- Driveway Parking
- Close to Town Centre



Rooms

Entrance Hall

11'10" x 6'6" (3.38m x 2.01m)

Living Room

11'7" x 13'7" (3.57m x 4.18m)

Dining Area

8'8" x 10'7" (2.68m x 3.26m)

Kitchen

10'3" x 9'3" (3.14m x 2.83m)

Utility Room

5'10" x 7' (1.55m x 2.13m)

WC

3'4" x 4'3" (1.04m x 1.31m)

Office/ Bedroom Four

14'9" x 7'5" (4.54m x 2.29m)

First Floor Landing

8' x 6'6" (2.44m x 2.01m)

Bedroom One

11'7" x 11'11" (3.57m x 3.39m)

Bedroom Two

8'7" x 13'9" (2.65m x 4.24m)

Bedroom Three

7'10" x 8'6" (2.16m x 2.62m)

Bathroom

5'3" x 6'6" (1.62m x 2.01m)



Directions

As you approach Warminster on the Bath Road from the A36 you will pass Warminster School and the Warminster Memorial Obelisk, take the turning on your left hand side onto Ash Walk. From Ash Walk turn right into Manor Gardens and follow the road around to the left before turning sharp left into the cul-de-sac. The property will be found on your left hand side.

Agent Notes

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Ground

Approximate total area⁽¹⁾

1045.07 ft²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on BCS IPMS 3/C standard.

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