

TOWN & COUNTRY
ESTATES



Kestrel Close, Warminster, Wiltshire BA12 8FZ

£450,000

LOCATION

Warminster is a delightful Town within the County of Wiltshire. It boasts stunning areas of interest including the famous Longleat House and Safari Park. The Town benefits from large supermarkets and retail parks, as well as the traditional market place. Kingdown is a thriving secondary School in the heart of the community, along with the award winning Warminster Private School. The 11th-century Minster Church of St Denys stands near the River Were, which runs through the town and can be seen running through the Town park.

DESCRIPTION

A spacious four double bedroom detached residence, set within a quiet cul-de-sac location, on the edge of this popular, modern development. This turn key home was only built by Redrow in 2021 and offers an excellent amount of space for a growing family. The ground floor accommodation comprises an entrance hall, a spacious bay fronted living room, superb kitchen/dining room, utility room and cloakroom toilet. The first floor landing leads to the master bedroom with en-suite, three further double bedrooms, the family bathroom and a number of useful storage cupboards. Further benefits include gas central heating, Upvc double glazing, a private low maintenance rear garden, garage and driveway parking.

ENTRANCE HALL

You enter the property through an obscure glazed composite entrance door. There is a radiator, telephone point, stairs to the first floor landing, doors to the lounge, under stairs cupboard and doorway to the kitchen/dining room.

LIVING ROOM

16'2" x 10'9"

The living room has a lovely UPVC double glazed bay window to the front aspect letting in lot's of natural light, there is an electric freestanding fireplace, TV point and radiator.

KITCHEN/DINING ROOM

21'7" x 12'0"

The kitchen/dining room is the hub of the home.

KITCHEN AREA

The gorgeous kitchen has a UPVC double glazed window to the rear aspect, a range of matching base and wall units with wood effect worksurfaces and matching upstands, inset stainless steel sink with chrome mixer tap, built in high level AEG oven and grill, inset AEG ceramic hob with splashback and extractor over, integrated fridge/freezer, integrated dishwasher and tiled flooring.

DINING AREA

UPVC double glazed French doors, with windows either side, open to the garden. There is a radiator and doors to utility room and storage cupboard.

UTILITY ROOM

6'3" x 5'9"

The utility room has a UPVC double glazed door with obscure glazed panel leading to the garden, base units with wood effect worksurfaces, plumbing for a washing machine, space for a tumble dryer, tiled flooring, a radiator and door leading to cloakroom.



CLOAKROOM

There is a UPVC double glazed window to the side, a close coupled W/C, pedestal wash basin, tiled splash backs, radiator and tiled flooring.

FIRST FLOOR LANDING

The first floor landing has doors to all bedrooms, the family bathroom and two storage cupboards.

MASTER BEDROOM

14'5" x 10'9"

The spacious master bedroom has a UPVC double glazed bay window to front aspect, built in wardrobes, radiator, TV point and a door to the ensuite.

ENSUITE

There is an obscured UPVC double glazed window to front, a close coupled W/C, pedestal wash basin, enclosed double shower with tiled splash backs, heated towel rail and tiled flooring.

BEDROOM TWO

9'11" x 14'2"

The second bedroom has a UPVC double glazed window to front, radiator and a TV point.

BEDROOM THREE

11'11" x 10'9"

The third double bedroom has a UPVC double glazed to rear aspect, radiator and tv point.

BEDROOM FOUR

9'10" x 9'8"

Bedroom four has a UPVC double glazed window to rear, radiator and TV point.

FAMILY BATHROOM

The family bathroom has a UPVC obscure double glazed window to rear, a panelled bath with Mira mains shower overhead, glazed shower screen, closed couple dual flush W/C, pedestal wash basin, tiled splash backs, heated towel rail and wood effect tiled flooring.

EXTERIOR

FRONT

Commanding substantial kerb appeal, this attractive family home has a well kept lawn and planted borders, driveway parking, access to garage, gated access to the rear garden and a path to the front door with a storm porch over.

REAR GARDEN

The landscaped, private and low maintenance rear garden is enclosed to all boundaries. A raised sun terrace, perfect for alfresco dining, is accessed directly from the kitchen/dining room. Steps lead down from this the the largely gravelled garden with a feature artificial lawn and paved patio. There is a outside tap and side access to the front of the property.

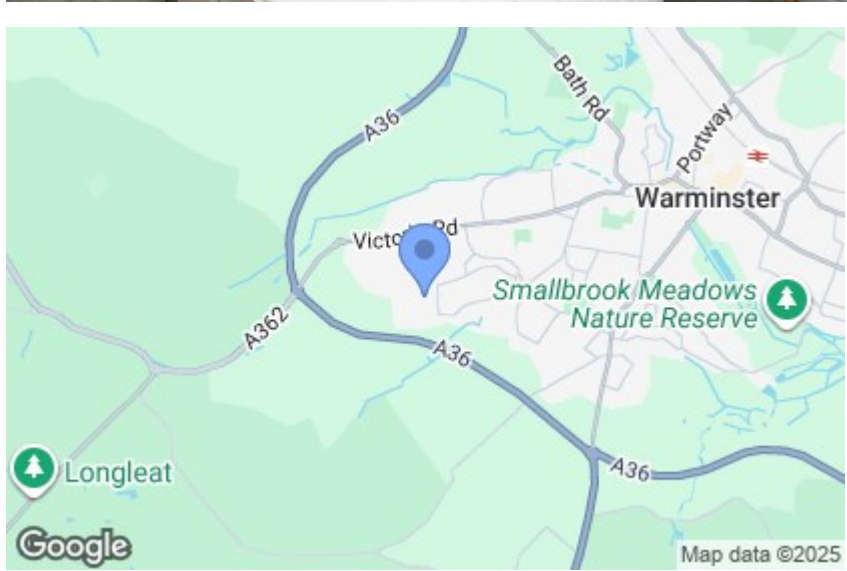
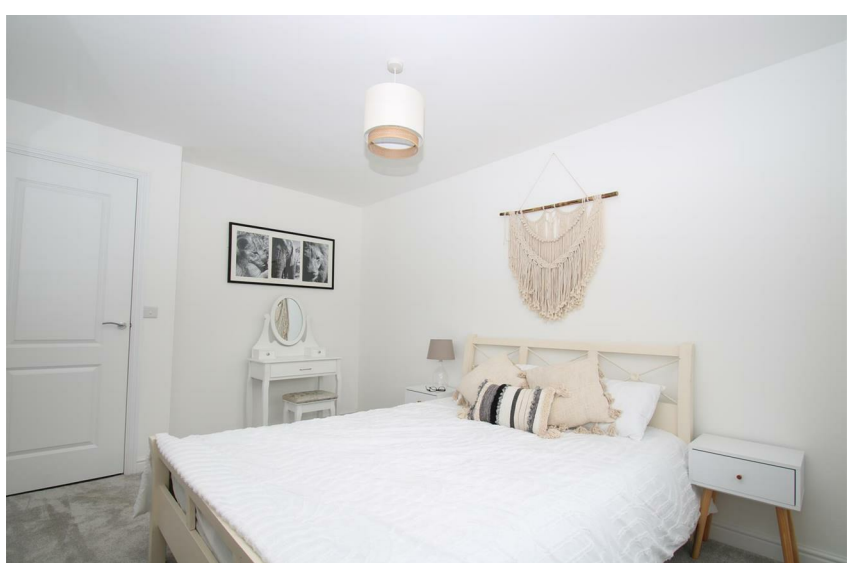
GARAGE

The garage has light, power and an up and over door to the front.

ADDITIONAL INFORMATION

The property was built by Redrow Homes in 2021, so benefits a new build NHBC certificate until 2031.

Council Tax Band - E







GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR
715 sq.ft. (66.4 sq.m.) approx.



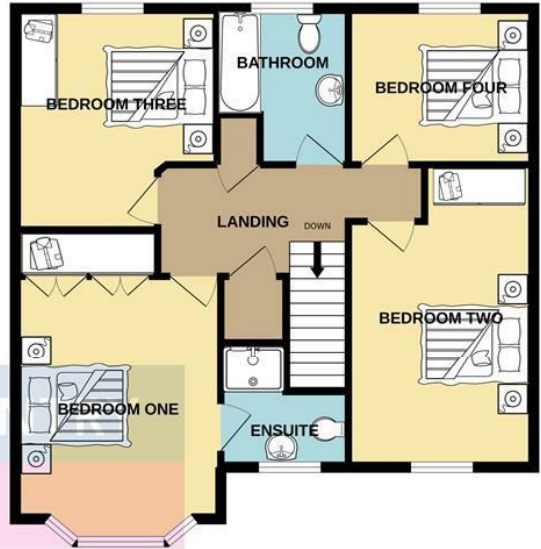
TOTAL FLOOR AREA : 1457 sq.ft. (135.3 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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