

**TOWN & COUNTRY**  
ESTATES



**Nightingale Drive, Westbury, Wiltshire BA13 3XY**

**£280,000**

## LOCATION

Westbury is a small medieval town that lies not far from its famous White Horse hill-carving at the western extremity of Salisbury Plain. Westbury offers a range of shopping and leisure facilities including a library, sports centre, Schools, Churches, doctors and dentist surgeries, post office and the oldest swimming pool in the Country. The main railway line has fantastic links to Bath, Bristol and London. Travelling by car to Salisbury, Bristol and Swindon takes approximately one hour making it very desirable for commuters.

## DESCRIPTION

A spacious and extended three bedroom semi-detached house, tucked away in the corner of a small and popular cul-de-sac, close to the well regarded Bitham Brook Primary School and other amenities. The large ground floor accommodation comprises an entrance hall, lounge, dining room, study, kitchen, utility room and cloakroom. Upstairs, there are two double bedrooms, a single bedroom and shower room. Further benefits include gas central heating, Upvc double glazing, a well kept enclosed rear garden, garage and plentiful off road parking.

## ENTRANCE HALL

You enter the property through a double glazed entrance door. There is a radiator, wood effect flooring, door to the lounge and stairs to the first floor landing.

## LOUNGE

14'9" max x 14'5"

In the lounge there is a Upvc double glazed window to the front, radiator, tv point, wood effect flooring and an opening to the dining room.

## DINING ROOM

10'2" x 8'6"

The wood effect flooring continues through the dining room and into the kitchen. There is a radiator, space for a large dining table and an opening to the study.

## STUDY

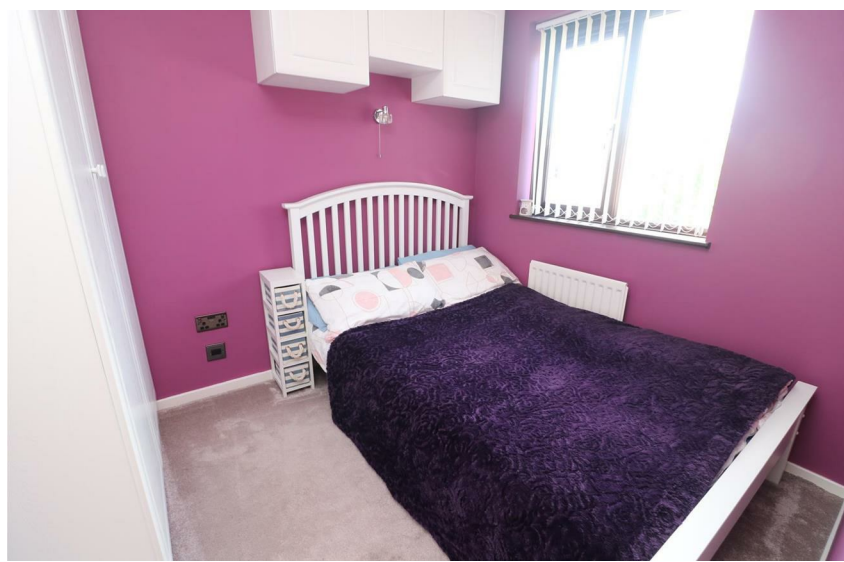
10'2" x 6'2"

This useful additional reception space is ideal for a working from home space. There is a window to the rear and wood effect flooring.

## KITCHEN

12'1" x 9'10"

A welcome addition in 1995, the ground floor rear extension offers this larger than usual kitchen, with a Upvc double glazed window to the rear, a range of matching base and wall units with rolled top worksurfaces and tiled splash backs, 1 1/2 bowl ceramic sink unit with chrome mixer tap, space for cooker with both gas and electric connection points, an extractor with light over, built in dishwasher, radiator, door to the utility, a wall mounted Worcester gas combi boiler and a Upvc double glazed door to the garden.



## UTILITY

This large utility room has a Upvc double glazed door to the garden, plumbing for washing machine, door to cloakroom, door to garage and tiled flooring.

## CLOAKROOM

There is a Upvc double glazed obscure window to the rear, a wall mounted basin, radiator, tiled flooring and low level w/c.

## FIRST FLOOR LANDING

Access to the loft, doors to all three bedrooms, the bathroom and the airing cupboard.

## BEDROOM ONE

13'1" to wardrobe x 13'1"

Bedroom one has a Upvc double glazed window to the front, radiator, built in triple wardrobe and built in cupboard.

## BEDROOM TWO

9'2" x 7'2"

With a Upvc double glazed window to the rear and a radiator.

## BEDROOM THREE

7'6" max x 7'2"

Upvc double glazed window to the rear and a radiator.

## SHOWER ROOM

The modern shower room has a Upvc double glazed obscure window to the side, corner shower cubicle with chrome mains shower, vanity unit with storage, inset basin and a chrome mixer tap, close coupled W/C, attractive tiled walls and flooring, shaver socket, chrome heated towel rail and an extractor fan.

## EXTERIOR

### FRONT

The front of the property has off road parking for four cars, access to the front door with storm porch over, outside light and access to the garage.

### REAR GARDEN

The enclosed rear garden has a large decked entertaining area immediately from the rear of the property. There is a lawn with planted borders, vegetable patch, greenhouse and outside light.

### GARAGE

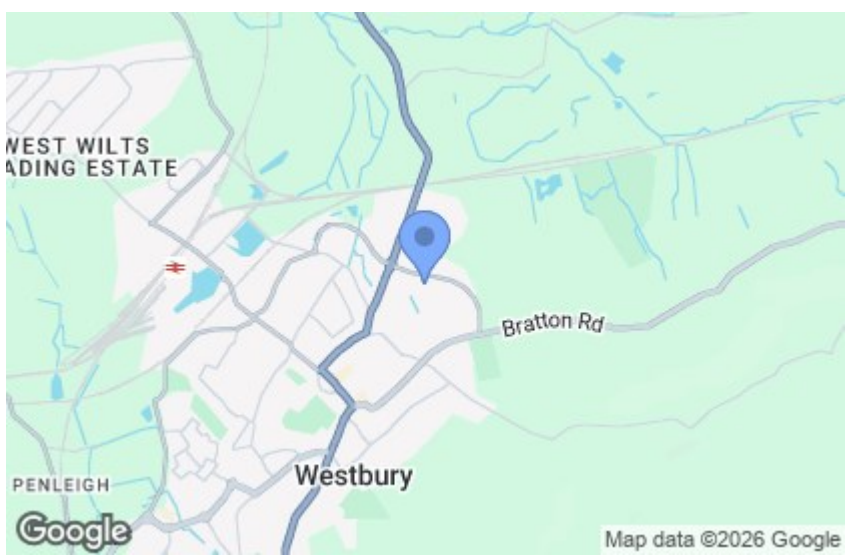
15'5" x 8'6"

With power, light, door to the utility room and an up and over door.

## ADDITIONAL INFORMATION

Council Tax Band - C

EPC TO FOLLOW







GROUND FLOOR  
714 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.3 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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SALES MORTGAGES & LETTINGS

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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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