

TOWN & COUNTRY
ESTATES



Queens Road, Westbury, Wiltshire BA13 3LY

Offers Over £230,000

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, 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

This deceptively spacious and modernised three bedroom family home is set within a popular residential area of Westbury, close to Schools and local shops but also within easy reach of the town centre and train station. The ground floor accommodation comprises an entrance hall, lounge, kitchen/dining room, cloakroom toilet, utility room and front porch/store. On the first floor there are three good size bedrooms and the shower room. Further benefits include Upvc double glazing, a landscaped rear garden and driveway parking for two cars.

ENTRANCE HALL

You enter the property through a composite front door, there is an area for coats and shoes, stairs to the first floor and a door leading to the lounge.

LOUNGE

15'1" max x 13'9"

The spacious lounge has Upvc double glazed French doors opening to the rear garden, an electric storage heater, T.V point, wood effect flooring and a door to the Kitchen/Dining room.

KITCHEN/DINING ROOM

14'1" x 11'5"

The hub of this family home is the large Kitchen/Dining Room, a great space to entertain. There is a Upvc double glazed window to the rear, a range of matching base and wall units with square edge granite work surfaces, an inset 1 1/2 bowl sink with drainage grooves cut in the work surface, brick effect tiled splash backs, space for a free standing cooker with extractor and light over, an integrated fridge/freezer, a useful pantry cupboard, doors to the inner hall and cloakroom toilet and an obscure glazed Upvc door to the utility room.

CLOAKROOM

The welcome addition of the ground floor toilet has a dual flush WC with built-in basin, tiled splash back and a window to the rear.

UTILITY ROOM

The useful utility room has Upvc double glazed windows to the rear and side, base unit with granite worksurface, plumbing for a washing machine and a Upvc double glazed door to the rear garden.



FRONT PORCH

The front porch provides yet further storage to the home and has an obscure Upvc glazed door to the front.

FIRST FLOOR LANDING

Upvc window to the front and access to loft space. There are doors leading to three good size bedrooms and shower room.

BEDROOM ONE

12'1" x 10'9"

The good size master bedroom has a Upvc double glazed window to the rear and two built in wardrobes.

BEDROOM TWO

17'4" x 7'6"

The dual aspect second double room has Upvc double glazed windows to the front and rear. There is also a built in double wardrobe.

BEDROOM THREE

11'5" max x 6'6"

Bedroom three has a Upvc double glazed window to the front and a built in wardrobe.

SHOWER ROOM

The modern shower room has an obscure Upvc double glazed window to the rear, an enclosed shower cubical with Triton electric shower over, a dual flush W.C, pedestal wash hand basin and tiled splash backs.

EXTERIOR

FRONT

The front of the property has a block paved driveway, providing off road parking for two cars.

REAR GARDEN

Enclosed by high wooden fencing, the spacious rear garden faces in a south-westerly direction. There is a paved patio area perfect for garden furniture and a BBQ, a lawn area, wooden shed and outside tap.

ADDITIONAL INFORMATION

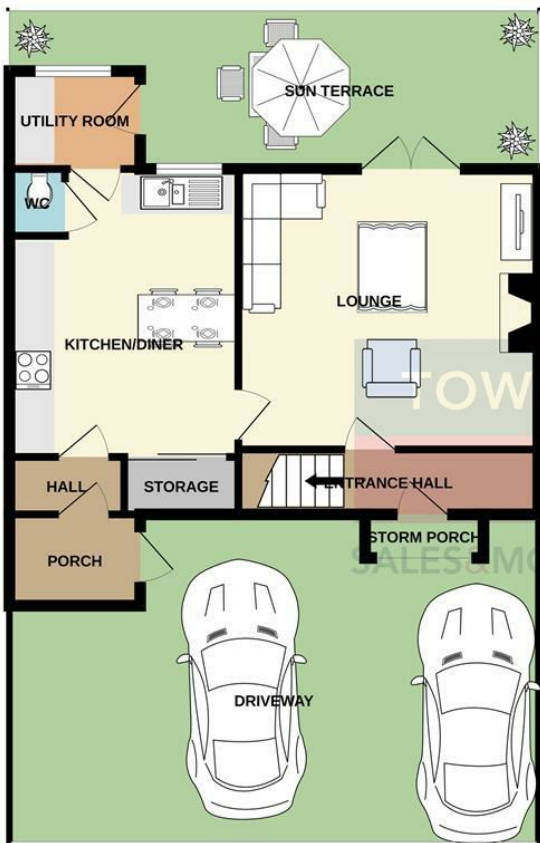
Council Tax Band - B



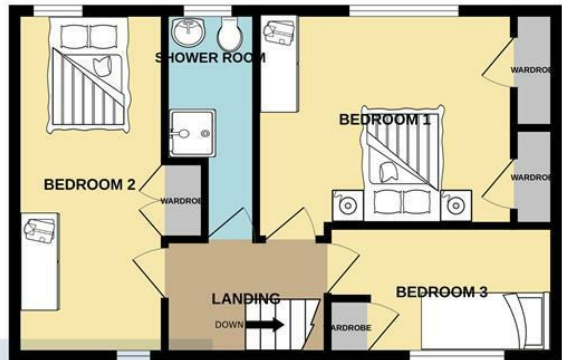




GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



FIRST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (92.0 sq.m.) approx.

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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