

TOWN & COUNTRY
ESTATES



Leigh Road, Westbury, BA13 3QP

£325,000

LOCATION

The town of Westbury has main road links to the towns of Warminster and Frome and the city of Salisbury to the south and to the county town of Trowbridge to the north.

Through Trowbridge are main road links to the M4 junction 17, offering access to the cities of Bath and Bristol and to the thriving commercial centre of Swindon.

DESCRIPTION

This beautifully presented, bay fronted, three bedroom detached 1930's home, approaches the market in outstanding order and boasts lot's of period features. The spacious ground floor accommodation offers an entrance hall, living room, dining room, kitchen, garden room, utility room and cloakroom. On the first floor, there are two large double bedrooms, a third single bedroom and a modern family bathroom. The property has full gas central which has been recently updated. Externally, there is a large rear garden, driveway to the front and rear of the property.

ENTRANCE HALL

You enter the property through a UPVC entrance door with obscured double glazed panels to either side allowing in ample natural light. There are doors to the living room, dining room, utility room, kitchen and under stairs storage. There is also Hive heating controls, stairs to the first floor, Oak effect laminate flooring and a radiator.

DINING ROOM

The dining room has a UPVC double glazed bay window to the front aspect, reclaimed period fireplace, wood effect laminate flooring and two radiators.

LIVING ROOM

There is a UPVC double glazed bay window to rear with French doors leading to the rear garden. It also benefits from a log burner with wooden mantel, wood effect laminate flooring, TV point and radiator.

KITCHEN

The stunning kitchen has a large UPVC double glazed window to front aspect and French doors leading to garden room. There are a selection of matching base and wall units with breakfast bar, hardwood Oak worksurfaces, inset sink with extendable chrome mixer tap, Lamona gas hob with extractor overhead, built in Lamona double oven, integrated Indesit dishwasher, aqua board splash backs, space for American style fridge freezer and radiator.

GARDEN ROOM

The garden room is currently used as a dining area and has UPVC double glazed windows to rear and side aspects and French doors to garden. There is a door giving access to utility room, Oak effect wood flooring and a contemporary vertical wall hung radiator.



UTILITY ROOM

There is plumbing for washing machine, space for a tumble dryer, ceramic tiled flooring and a door to the downstairs W/C.

CLOAKROOM

There is an UPVC obscure double glazed window to rear, closed couple W/C with dual flush, wall mounted hand basin, tiled splash backs and radiator.

FIRST FLOOR LANDING

There is an obscure double glazed window to side aspect, doors to all bedrooms and family bathroom and pull down ladder to loft access.

BEDROOM ONE

The spacious master bedroom has a UPVC double glazed bay window to rear with window seat and storage under, fitted wardrobes, radiator and TV point.

BEDROOM TWO

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

BEDROOM THREE

The third bedroom has a UPVC double glazed window to the front and radiator.

FAMILY BATHROOM

The refitted family bathroom has an obscure UPVC double glazed window to rear aspect, panelled bath with chrome mixer tap and shower attachment, storage cupboard housing a Worcester boiler, close couple W/C with dual flush, vanity unit with inset sink, wall mounted vanity mirror with LED lights and demister, separate enclosed glazed shower cubicle with waterfall mains shower, tiled splash backs, ceramic tiled flooring and a chrome heated towel rail.

EXTERIOR

FRONT

To the front of the property there is driveway parking, a low maintenance graveled garden with a selection shrubs and plants, exterior light and side access to rear garden.

REAR GARDEN

The private tiered rear garden has a paved patio area which is perfect for entertaining, it is mainly laid to lawn with a selection of shrubs and trees providing shade on those very hot days. There is also a shed, paved steps leading to additional parking at the rear of the property for two vehicles, outside tap and gated side access to the front.

ADDITIONAL INFORMATION

COUNCIL TAX BAND - D







GROUND FLOOR



1ST FLOOR



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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GROUND FLOOR
769 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 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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