

**TOWN & COUNTRY**  
ESTATES



**Hawkeridge Park, Westbury, Wiltshire BA13 4HJ**

**Guide Price £325,000**

## LOCATION

Hawkeridge Park is a small, well established horse shoe shaped development, situated off The Ham on the outskirts of Westbury, bordering the Wiltshire countryside and Hamlet of Hawkeridge. The train station is within walking distance providing fantastic links to Bath, Bristol and London. These popular family homes are also within easy reach is the West Wilts Trading Estate and White Horse Business Park making it conveniently located for working families, as well as professional couples.

## DESCRIPTION

Situated in the ever popular Hawkeridge Park, on the edge of Westbury but still close to local shops, bus routes and the mainline train station, this extended, five bedroom family homes offers spacious and flexible living accommodation. The large ground floor comprises an entrance hall, living room, dining room, family room, kitchen, utility and cloakroom toilet. On the first floor, there is the master bedroom with ensuite, four further bedrooms and the family bathroom. Additional benefits Upvc double glazing, Upvc double glazing, a good size rear garden and driveway parking.

## ENTRANCE HALL

You enter the property via an Upvc entrance door, with obscure double glazed panels to either side allowing in ample natural light. There are doors leading to living room, kitchen and additional family room, stairs to first floor landing with storage cupboard under, wood effect flooring and two radiators.

## LIVING ROOM

The spacious Living Room has a Upvc double glazed window to front aspect, electric fireplace with Oak surround, wood effect flooring, TV point, two radiators and an opening to the dining room, .

## DINING ROOM

The Dining Room has Upvc double glazed sliding doors leading to rear garden, door to kitchen, wood effect flooring and a radiator.

## KITCHEN

There is a Upvc double glazed window to rear aspect, a range of matching base and wall units with rolled top worksurfaces, inset sink with chrome mixer tap, Flavel gas cooker, space for fridge freezer, plumbing for a dishwasher, radiator and door leading to utility room.

## UTILITY

There is a Upvc double glazed window to the rear and obscure glazed door leading to the garden, matching base and wall units with rolled top worksurfaces, plumbing for a washing machine, space for a tumble dryer, ceramic tiled flooring and door to cloakroom.

## CLOAKROOM

There is a closed couple dual flush W/C, wall mounted hand basin, extractor fan and ceramic tiled flooring.

## FAMILY ROOM

This large additional reception room is currently used as a gym but could be used an additional sitting room, dining room or home office. There is a Upvc double glazed window to front aspect and radiator.



## FIRST FLOOR LANDING

There are doors to all bedrooms, family bathroom and airing cupboard.

## BEDROOM ONE

The Master Bedroom has a large Upvc double glazed window to front aspect, built in storage cupboard, radiator and a door to en-suite bathroom.

## ENSUITE

The master en-suite has a glazed shower enclosure with Triton electric shower, pedestal wash basin, tiled splash backs, ceramic tiled flooring and extractor fan.

## BEDROOM TWO

The good size second bedroom has a Upvc double glazed window to rear, radiator and TV point.

## BEDROOM THREE

The third double bedroom has a Upvc double glazed window to front, vanity unit with inset sink, wood effect flooring and a radiator.

## BEDROOM FOUR

The fourth bedroom has a Upvc double glazed window to rear, radiator and wood effect flooring.

## BEDROOM FIVE

The fifth bedroom is currently used as an office space. It has a Upvc double glazed window to front and a radiator.

## FAMILY BATHROOM

The family bathroom has a Upvc obscure double glazed window to rear, panelled bath with mains shower over, pedestal wash basin, closed couple dual flush WC, tiled splash backs, ceramic tiled flooring and radiator.

## EXTERIOR

### FRONT

To the front of the property there is driveway parking for up to four vehicles, gated side access to rear garden and exterior light.

### REAR GARDEN

The private rear garden is enclosed by wood panel fencing, it is mainly laid to lawn, with a spacious patio area and additional raised seating area at the rear. There is also an outside tap, exterior lighting, shed that has been converted to bar and side access to front of the property.

## ADDITIONAL INFORMATION

Council Tax Band - C





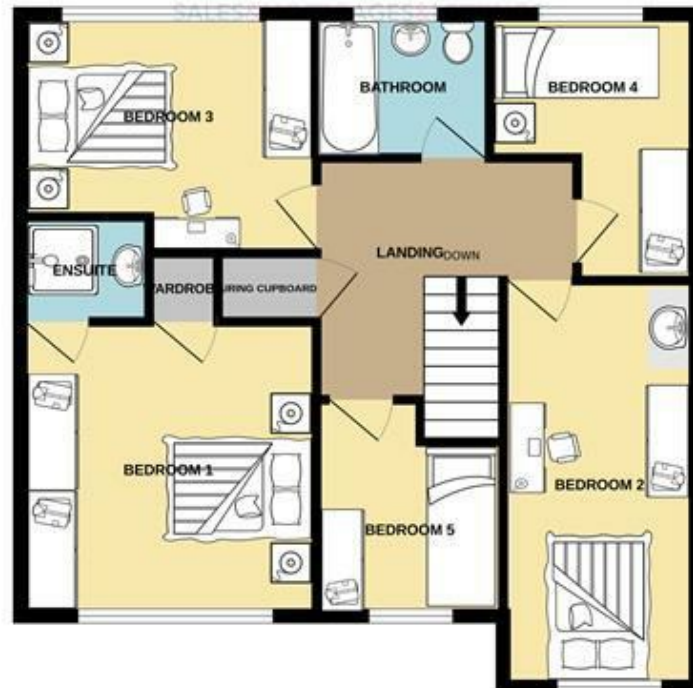


## GROUND FLOOR



## TO 1ST FLOOR COUNTRY

ESTATES



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  
696 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR  
655 sq.ft. (60.9 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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