

**TOWN&COUNTRY**  
ESTATES



**Field Close, Westbury, Wiltshire BA13 3AG**

**Offers Over £260,000**

## 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, 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

Having just undergone extensive refurbishment and improvement, from an electrical re-wire and newly installed gas central heating system, to a refitted kitchen and bathroom, this two double bedroom semi-detached bungalow wants for nothing and is one not to miss! The accommodation comprises an entrance hall, living room, kitchen, lean to, two bedrooms and bathroom. Further notable features include Upvc double glazing, a larger than average garage, enclosed rear garden and driveway parking for three cars.

## COVERED PORCH

The covered porch has an attractive tiled step, outside light and door to the bungalow.

## ENTRANCE HALL

You enter the property through a composite entrance door (new in September 2022), there is original parquet flooring, radiator, Hive heating controls and doors to the living room, kitchen, both bedrooms, bathroom and airing cupboard.

## LIVING ROOM

14'9" x 10'9"

A large Upvc double glazed window to the front floods this room with lot's of natural light, there is a feature fireplace, ornamental ceiling light, TV point and radiator.

## KITCHEN

10'9" x 8'10"

There is a Upvc double glazed window to the rear, the new kitchen was refitted in 2021, a range of matching base and wall units with rolled top worksurfaces, inset sink unit with chrome mixer tap, tiled splash backs, built in high level Neff oven and grill, inset AEG ceramic hob with extractor and light over, space for a fridge/freezer, plumbing for a washing machine, inset ceiling spotlights, radiator and a Upvc double glazed door to the lean to.

## LEAN TO

10'9" x 4'11"

This useful space has windows to the rear and a wooden obscure glazed door to the rear garden.



## BEDROOM ONE

11'9" x 10'9"

Bedroom One has a Upvc double glazed window to the front, TV point and a radiator.

## BEDROOM TWO

10'9" max x 8'10" max

There is a Upvc double glazed window to the rear and a radiator.

## BATHROOM

The modern bathroom has a Upvc double glazed obscure window to the side, the refitted suit offers a panelled bath with wall mounted chrome mains shower and glazed screen, low level WC, pedestal basin with chrome mixer tap, attractive tiled splash backs, chrome heated towel rail, inset ceiling spotlight, extractor fan and tiled flooring.

## EXTERIOR

### FRONT

To the front of the property there is a lawn area with gravelled and planted borders, a long drive providing off road parking for three cars leads down to the garage, covered porch and gate to the garden.

### REAR GARDEN

The rear garden is enclosed by high wooden fencing, there is a lawn, a newly laid paved entertaining area, gate to the drive and a gravelled path leading down the garden to a door the garage and storage shed.

### GARAGE

24'11" x 10'2"

The much larger than average garage has a Upvc double glazed window to the side, power, light, an up door to the front and an obscure glazed door to the garden.

## ADDITIONAL INFORMATION

Council Tax Band - C

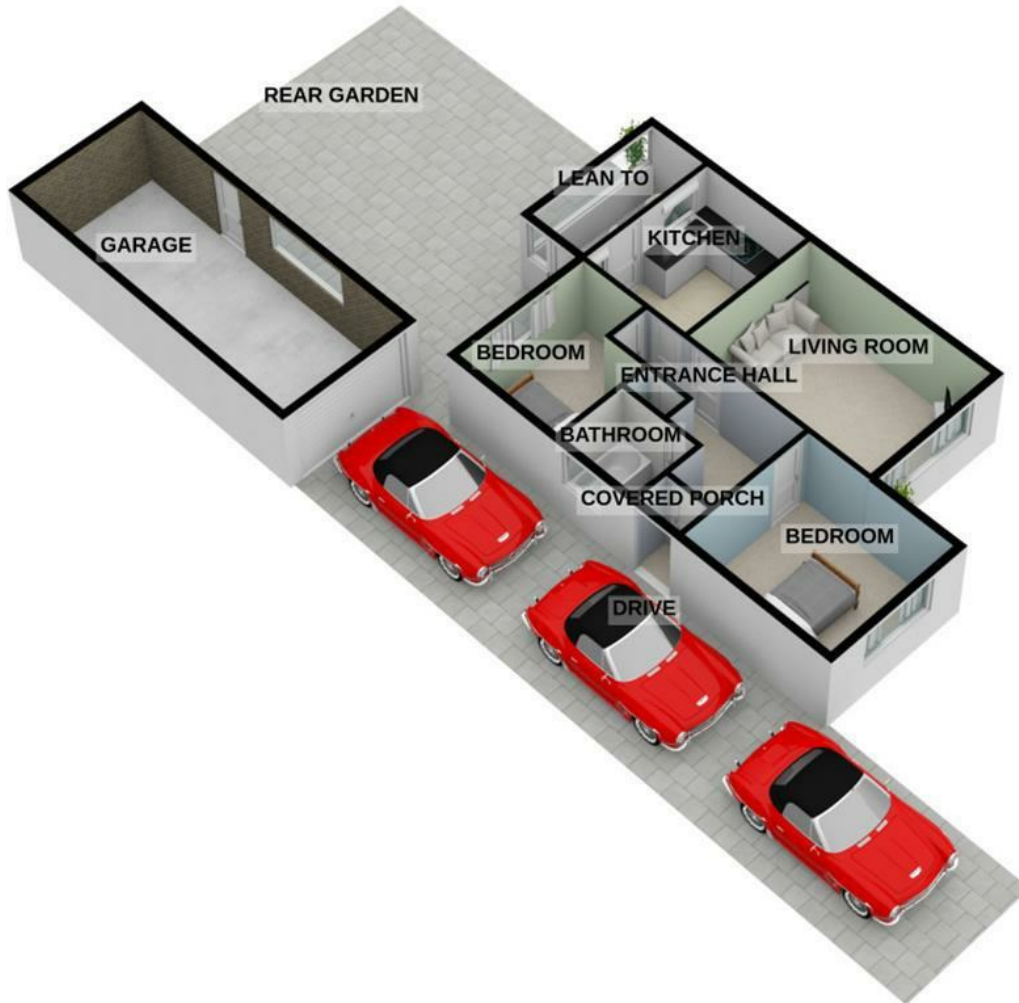
Since April 2021, the property has been subject to substantial refurbishment and improvement. This includes; an electrical re-wire, new electric consumer unit, gas brought to the home and a new gas central heating system with Glow Worm boiler installed (situated in the loft), new Upvc double glazed windows in the bathroom and bedroom two, new external doors, new refitted kitchen, new refitted bathroom, new lean to roof, most of the walls and ceiling have been replastered, new carpets and flooring, internal and external redecoration.





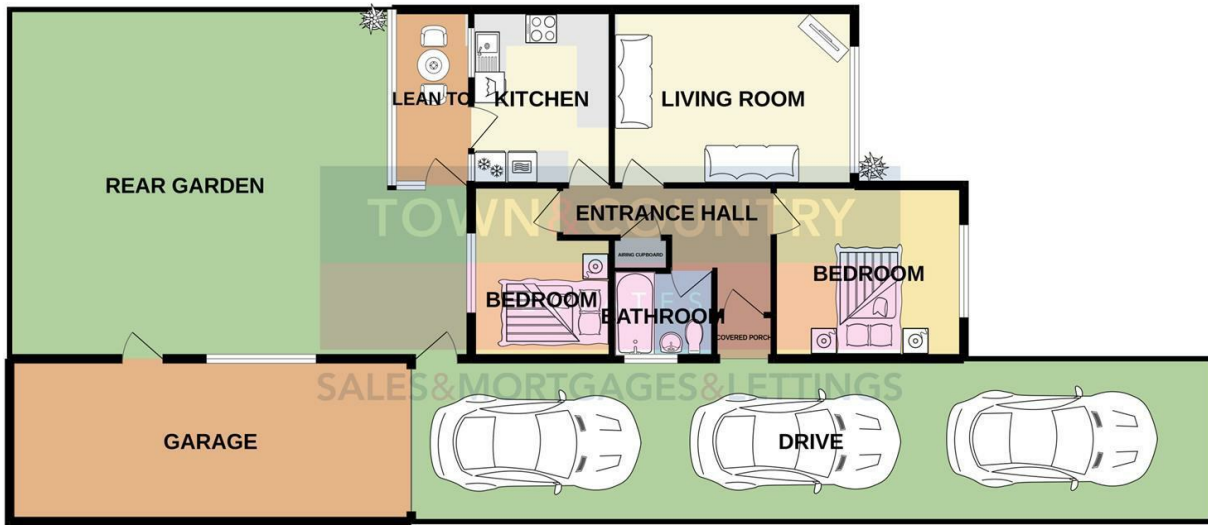


GROUND FLOOR  
897 sq.ft. (83.4 sq.m.) approx.



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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## GROUND 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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