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ESTATES



Gloucester Walk, Westbury, Wiltshire BA13 3XG

£290,000

LOCATION
Westbury is a small medieval town that lies not far from its famous White Horse hill-carving. The town offers a range of shopping and leisure facilities including a library, sports centre, schools, churches, doctor and dentist surgeries and a post office. The main railway line has fantastic direct links to Bath, Bristol and London. Travelling by car to Salisbury, Bristol and Swindon takes approximately one hour.

DESCRIPTION
This much loved three bedroom detached family home occupies a popular location, with easy reach of schools, shops, train station and town centre. The accommodation comprises an entrance hall, living room, dining room, kitchen, conservatory, garden room/store, two double bedrooms, single bedroom and shower room. Further benefits include gas central heating, uPVC double glazing, garage and an enclosed rear garden.

ENTRANCE HALL
You enter the property through an obscure glazed wooden door to the entrance hall, there is a radiator, wooden effect flooring, stairs to the first floor and a door to the living room.

LIVING ROOM
14'9" max x 11'5" max
The living room has a uPVC double glazed window to the front, feature fireplace with inset electric fire which creates a focal point to the room, television point and a door to the dining room.

DINING ROOM
10'2" x 7'6"
With wood effect flooring, a radiator, opening to the kitchen, uPVC double glazed French doors to the conservatory and doors to the garden room/store and under stairs cupboard.

KITCHEN
10'2" x 7'2"
There is a uPVC double glazed window overlooks the rear garden, a range of matching base and wall units, inset sink with chrome mixer tap, rolled top worksurfaces with matching upstands and tiled splash backs, built in electric oven, inset gas hob with extractor and light over, plumbing for a washing machine, plumbing for a slimline dishwasher, space for an under counter fridge, tiled flooring and a wall mounted Worcester gas boiler.

CONSERVATORY
9'6" x 9'2"
The conservatory is a welcome addition to the home, with uPVC double glazed windows to three aspects, a wall mounted radiator and uPVC double glazed French doors to the garden.









GARDEN ROOM/STORE
8'10" x 8'6"
Providing a utility space and useful additional storage, there is a uPVC double glazed window to the rear and doors to the garden and garage.

FIRST FLOOR LANDING
The first floor landing has access to the loft and doors to all three bedrooms and the shower room.

BEDROOM ONE
12'1" to wardrobe x 8'2"
There is a uPVC double glazed window to the front, a range of built in bedroom furniture and a radiator.

BEDROOM TWO
11'5" x 8'2"
The second double bedroom has a uPVC double glazed window to the rear and a radiator.

BEDROOM THREE
8'2" x 6'6"
Bedroom three has a uPVC double glazed window to the front and a radiator.

SHOWER ROOM
The modern shower room has an obscure uPVC double glazed window to the rear, corner shower cubicle, vanity unit with storage drawers and inset basin with chrome mixer tap, dual flush WC, chrome heated towel rail and tiled flooring.

EXTERIOR

FRONT
The front of the property has a lawn with planted borders, side access to the rear garden, driveway parking, outside light and step to the front door with storm porch over.

REAR GARDEN
The enclosed rear garden has a lawn with well kept planted borders, paved patio to the side with wooden gazebo over, paved seating area, a wooden shed, greenhouse, outside tap and gated access to the front of the property.

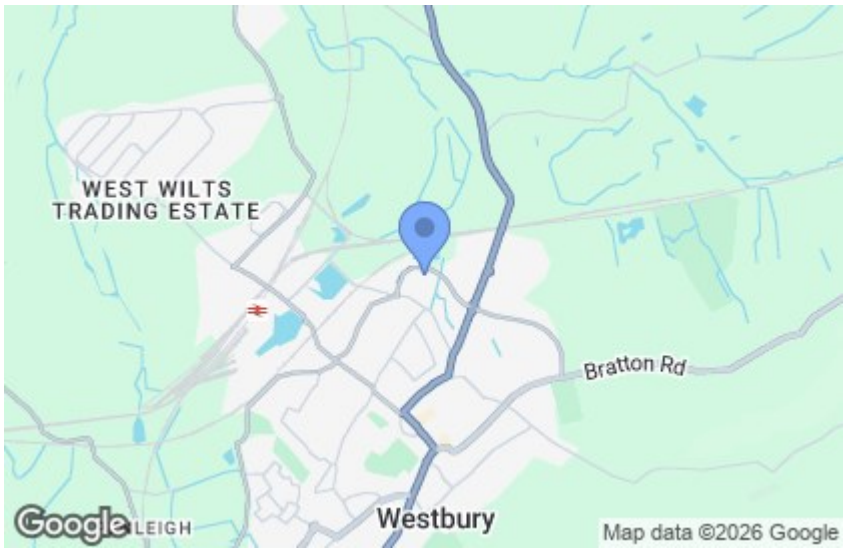
GARAGE
16'8" x 8'10"
The garage has an up and over door to the front, power, light and door to the garden room/store.

ADDITIONAL INFORMATION
Council Tax Band - C
EPC - C Rating

















GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.

1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1060 sq.ft. (98.5 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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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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