

**TOWN&COUNTRY**  
ESTATES



**Bramble Drive, Westbury, Wiltshire BA13 3UZ**

**£350,000**

## 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

Tucked away in a quiet cul-se-sac location, this substantial 4 double bedroom property offers ample internal and external space. The property, in need of some modernisation comes to the market with NO ONWARD CHAIN. The entrance hall leads to a living room, kitchen and utility room, a dining room and a cloakroom. Upstairs, there are 4 double bedrooms, 2 ensembles and a family bathroom. The property benefits from gas central heating, upvc double glazing, parking for two vehicles, a garage and a private rear garden.

## ENTRANCE HALL

You enter the property through a double glazed composite door. There is wooden flooring throughout, doors to the living room, dining room, kitchen, cloakroom and internal garage door, stairs to the first floor landings, pendant light fitting, thermostat controls and a radiator.

## LIVING ROOM

Upvc double glazed bay window to the front, electric fire with surround, a small upvc double glazed window to the side, carpet flooring, two radiators, pendant light fitting and a tv point.

## DINING ROOM

You enter the dining room through wooden double doors. There are upvc double glazed french doors leading out to the rear garden, carpet flooring, radiator and pendant light.

## KITCHEN

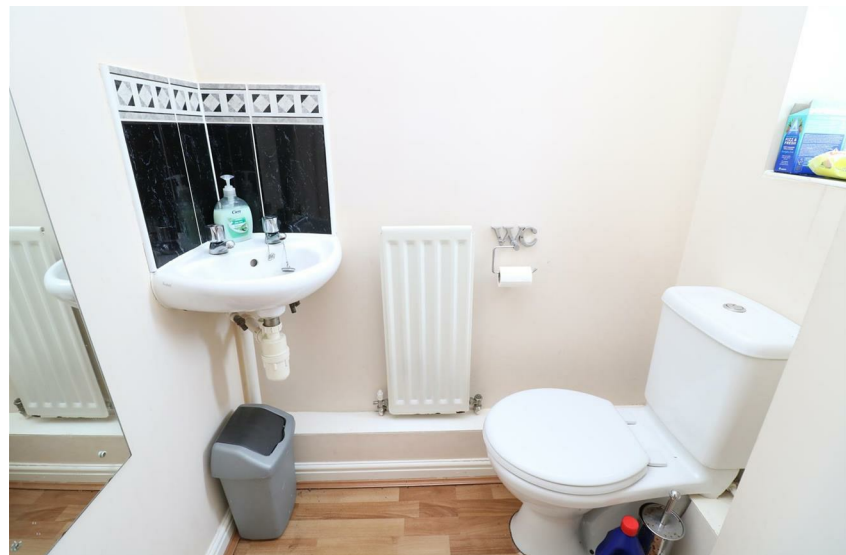
The kitchen has a upvc double glazed window to the rear, matching base and wall units with rolled top worksurfaces, inset gas hob with extractor fan over, built in electric oven, inset sink with chrome taps, radiator, tiled flooring, space for fridge/freezer, space for dishwasher, inset ceiling spotlights, door to understairs cupboard and a door to the utility room.

## UTILITY ROOM

Base unit with inset sink, space for washing machine and tumble dryer, tiled flooring, wall mounted boiler, upvc composite door to the rear.

## CLOAKROOM

Obscure upvc double glazed window to the front, corner sink with chrome taps, close couple w.c, wooden flooring and radiator.



## FIRST FLOOR LANDING

On the first floor landing you will find doors to all four bedrooms, the bathroom, the airing cupboard that houses the water tank, access to the loft, a storage cupboard, two pendant lights and carpet flooring.

## BEDROOM ONE

There is a upvc double glazed window to the front, built in triple wardrobe, carpet flooring, radiator, pendant light and door to en-suite.

## EN-SUITE

Obscure upvc double glazed window, close couple w.c, shower cubicle with mains shower over, vanity unit with inset sink and mirror over, pendant light and extractor fan.

## BEDROOM FOUR

Upvc double glazed window to the rear, carpet flooring, pendant light fitting and radiator.

## BEDROOM TWO

Two upvc double glazed windows to the front, carpet flooring, radiator, built in double wardrobe, pendant light fitting and door to en-suite.

## EN-SUITE

Obscure upvc double glazed window to the front, close couple w.c, shower cubicle with mains shower over, pedestal basin with chrome taps, extractor fan and pendant light.

## BEDROOM THREE

Upvc double glazed window to the rear, carpet flooring, pendant light fitting and radiator.

## FAMILY BATHROOM

Obscure upvc double glazed window to the rear, paneled bath with chrome taps and shower attachment, close couple w.c, pedestal sink with chrome taps and mirror and light over, radiator, and extractor fan.

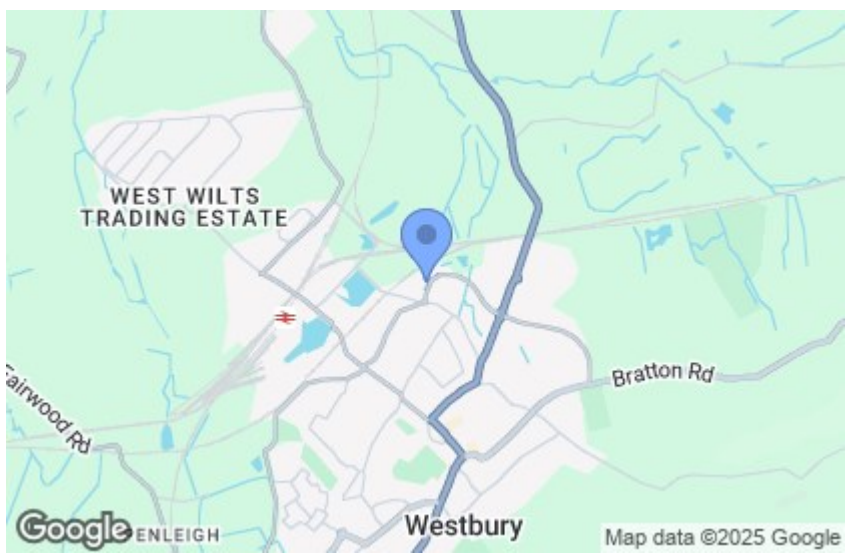
## REAR GARDEN

Enclosed by high fencing, the garden has a patio area with pathway to the side access, a large lawn area and a second patio area to the rear of the garden that houses a pergola and log burner

## ADDITIONAL INFORMATION

EPC - To Follow

COUNCIL TAX BAND - E



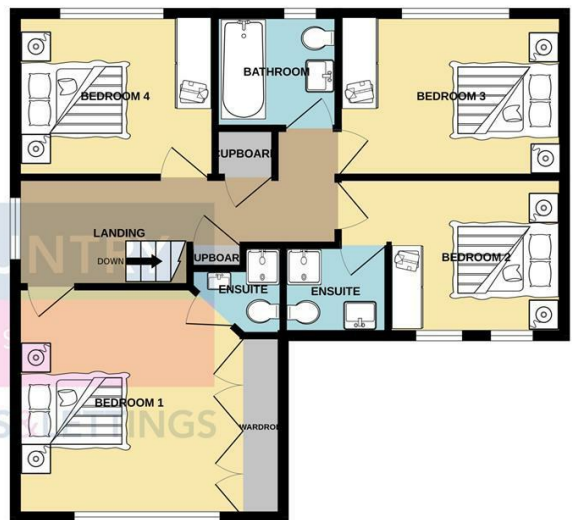




GROUND FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA: 1310 sq.ft. (121.7 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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