

TOWN & COUNTRY
ESTATES



Ingram Place, Westbury, Wiltshire BA13 3TN

£270,000

LOCATION

The Town of Westbury has main road links to the towns of Warminster, 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.

Westbury also has a fantastic main railway line, with direct links to Bath, Bristol and London.

DESCRIPTION

Tucked away in the corner of a small cul-de-sac, this lovely three bedroom semi-detached home approaches the market in great order and has an outstanding garden! The extended accommodation comprises an enclosed front porch, living room, kitchen/dining room, double glazed conservatory, three first floor bedrooms and family bathroom. Further benefits include gas central heating, Upvc double glazing, driveway parking and a garage.

PORCH

You enter the property via a UPVC entrance door with double glazed panels to side, allowing in natural light. There is a radiator and door leading to living room.

LIVING ROOM

15'7" x 14'5"

The spacious Living Room has a UPVC double glazed window to front aspect, TV point, two radiators, French doors leading to conservatory, stairs to first floor and a door to kitchen/dining room.

CONSERVATORY

11'3" x 7'6"

The perfect place to sit and enjoy the lovely outside space, the Conservatory has UPVC double glazed windows to all aspects, a radiator and double glazed French doors opening to the garden.

KITCHEN/DINING ROOM

10'4" x 9'2"

The open plan kitchen/dining room has two UPVC double glazed windows and door leading to rear garden, a selection of modern matching base and wall units, rolled top worksurfaces, inset sink with chrome mixer tap, built in Hotpoint high level double oven, inset electric Zanussi Hob with extractor overhead, integrated fridge/freezer, plumbing for a slimline dishwasher, plumbing for a washing machine, a wall mounted British Gas combi boiler, tiled splash backs, tiled ceramic flooring and a radiator.

FIRST FLOOR LANDING

There is a UPVC double glazed window to side aspect, radiator, access to loft space, doors to all bedrooms, bathroom and the airing cupboard.



BEDROOM ONE

12'3" x 10'0"

There is a UPVC double glazed window to front aspect, TV point and a radiator.

BEDROOM TWO

12'6" x 10'0"

The second double bedroom has a UPVC double glazed window to rear and a radiator.

BEDROOM THREE

8'6" x 6'4"

Bedroom Three has a UPVC double glazed window to front and a radiator.

BATHROOM

There is an obscure UPVC double glazed window to rear, a panelled bath with mains shower overhead and glazed shower screen, a close couple dual flush W/C, pedestal wash basin with chrome mixer tap, wall mounted vanity mirror with LED lights and demister, tiled splash backs, chrome heated towel rail and ceramic tiled flooring.

EXTERIOR

FRONT

The low maintenance front garden is gravelled for ease, there is a path leading to front entrance door, exterior light, driveway parking, access to garage and a gate to rear garden

REAR AND SIDE GARDEN

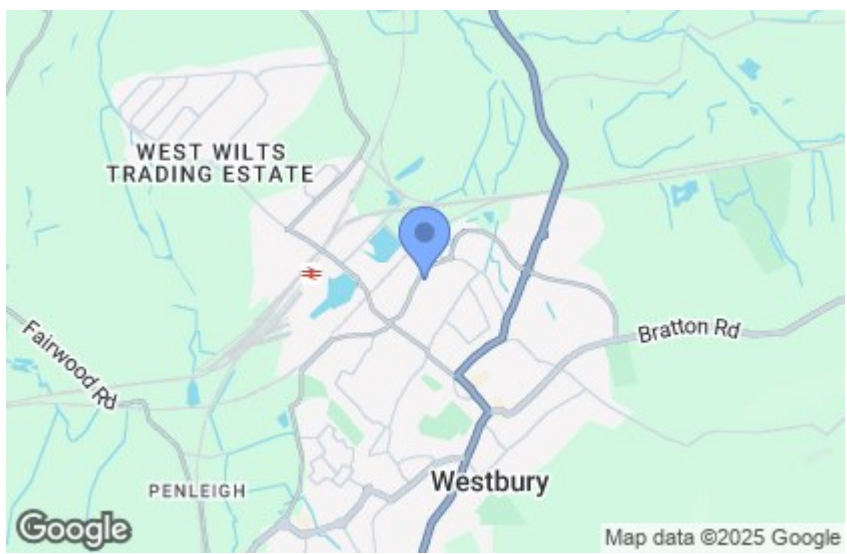
This superb, private wrap around rear garden is a real credit to the current owner. It is mainly laid to lawn with mature planted borders offering a selection of plants and tree's (including plum, hazelnut and apple trees) and a newly laid patio area, perfect for entertaining. Extending to the side of the property there is a gravelled area with flagstones leading to a children's Wendy house, potting shed, further paved area with gate to front, outside tap and side door to garage.

GARAGE

The Garage has an up and over door, power, light and a UPVC side door to the garden.

ADDITIONAL INFORMATION

Council Tax Band - C







GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 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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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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