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Leighton Park North, Westbury, Wiltshire BA13 3RL

Offers In Excess Of £300,000

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 a library, sports centre, Schools, Churches, doctors and 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

This well presented and much loved, three bedroom detached bungalow, approaches the market for the first time in 40 years. Steps lead up to the covered porch, with a door to the entrance hall. The spacious accommodation offers a living room with Upvc double glazed sliding doors opening to the rear garden, there is a kitchen, utility/rear porch, three bedrooms, bathroom and separate WC. Further benefits include Upvc double glazing, gas central heating, garage/store, a lovely rear garden and driveway parking.

COVERED PORCH

Steps lead to the covered porch, there is an outside light and door to the entrance hall.

ENTRANCE HALL

You enter the property through a Upvc double glazed door, with an obscure glazed panel to the side. The entrance hall has a radiator, telephone point, access to the loft, doors to the kitchen, living room, bedroom one, bedroom two, bathroom, storage cupboard and airing cupboard, housing a wall mounted gas boiler.

LIVING ROOM

15'8" x 10'9"

Large Upvc double glazed sliding doors overlook the garden and flood the room with lots of natural light. There is a stone fireplace with inset log burning stove, radiator and a TV point.

KITCHEN

10'9" x 8'10"

With Upvc double glazed windows to the front and side, the cottage style Kitchen has a range of matching base and wall units with square edge work surfaces, 1 1/2 bowl sink unit with chrome mixer tap, inset ceramic hob with extractor fan and light over, tiled splash back, built in high level electric oven and microwave, integrated fridge freezer, radiator, spotlights and a glazed door leading to the utility/rear porch.

UTILITY/REAR PORCH

Upvc double glazed windows to two aspects, plumbing for a washing machine, space for tumble dryer, door to the rear garden and stairs to the lower level hall.



LOWER LEVEL HALL

With radiator, doors to bedroom three, the WC and the garage/store.

BEDROOM THREE

9'6" x 7'10"

Being in a separate lower level of the property, Bedroom Three could be the ideal guest bedroom and make use of the additional WC in this lower area. There are two Upvc double glazed windows overlooking the rear garden and a radiator.

WC

There is a dual flush WC, vanity unit with storage and inset basin with chrome mixer tap, heated towel rail and an extractor fan.

RETURNING TO THE MAIN LEVEL OF THE PROPERTY

BEDROOM ONE

10'5" x 8'10"

Bedroom One has a Upvc double glazed window to the front, a built in double wardrobe with sliding doors, radiator and a ceiling fan.

BEDROOM TWO

11'5" x 9'10"

Currently used as a formal dining room, the second double bedroom has a Upvc double glazed window to the front and a radiator.

BATHROOM

There is a Upvc double glazed obscure window to the side, panelled bath with chrome mixer tap and shower attachment, vanity unit with storage, inset dual flush WC and inset basin with chrome mixer tap, heated towel rail, extractor fan, radiator and fully tiled walls.

EXTERIOR

FRONT

The front of the property has a lawn with planted borders, drive leading to fenced storage area ideal for keeping bins, this also accesses the garage/store and long shed to the side. Steps lead to the covered porch and front door.

REAR GARDEN

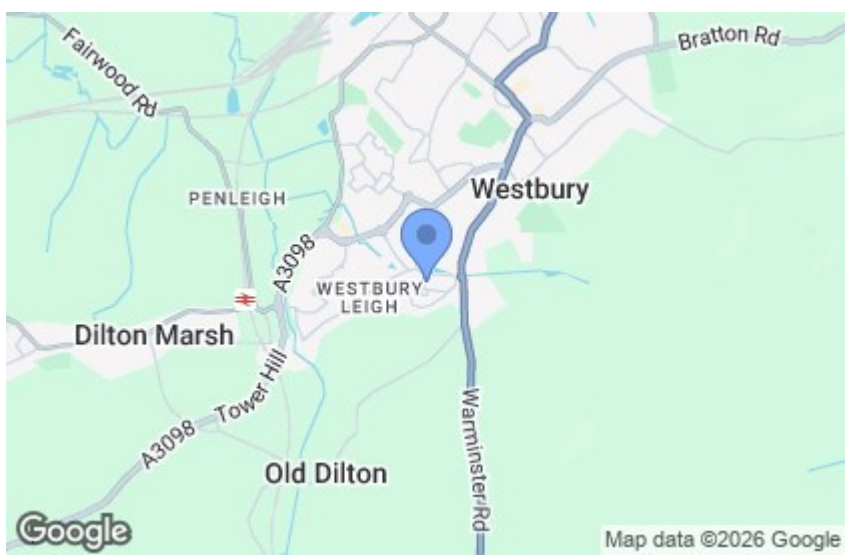
The landscaped rear garden has a paved seating area immediately from the living room, with path leading to the rear porch and steps to the lawn. There are attractive mature planted borders, a feature pond, outside tap, gated access to the front and a really nice open summerhouse, perfect for entertaining. Far reaching views from the garden stretch across Westbury, towards Bath.

GARAGE/STORE

The rear of the garage has been converted to create the WC and access to Bedroom Three, the remaining area provides a really good storage and workshop space.

ADDITIONAL INFORMATION

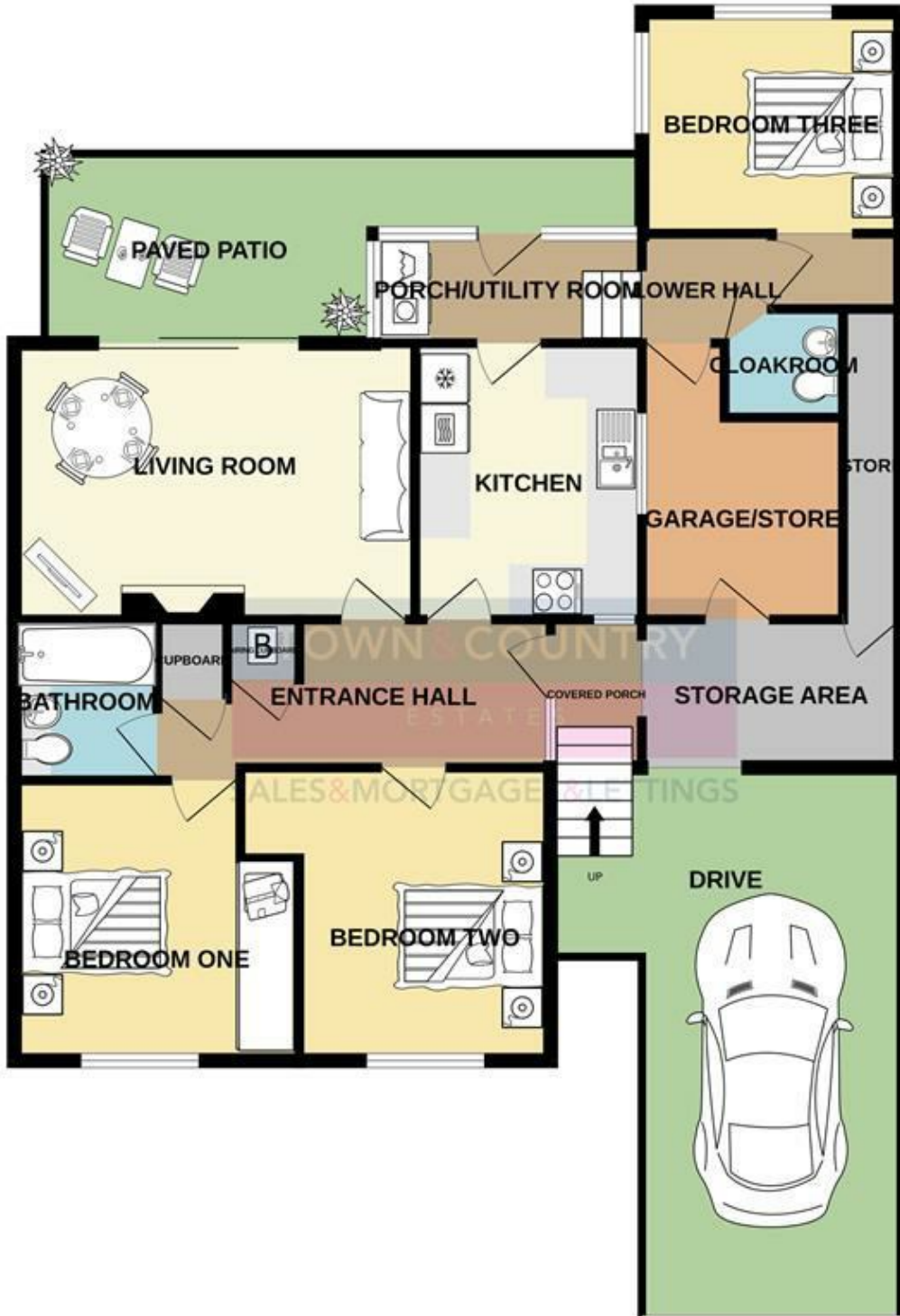
Council Tax Band - C







GROUND FLOOR
993 sq.ft. (92.3 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.3 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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