





Property Description

Located at the top of Bitham Park development on the outskirts of Westbury, is this Two Bed Semi Detached Home with Garage & Parking.

The property is well presented throughout and comprises Entrance Porch, Lounge, Kitchen / Diner, Sun Room & Utility Room to the Ground Floor whilst to the First Floor, there are Two DOUBLE Bedrooms & Bathroom.

Outside there is an enclosed garden to the rear, laid to patio, with direct access to driveway & garage. To the front there is an area laid to gravel with selection of shrubs.

Viewing is highly recommended....

Entrance Porch

Door and window to front aspect. Door to Lounge.

Lounge

13' 7" max x 11' 9" max (4.14m max x 3.58m max)

Window to front aspect. Electric radiator. Stairs rising to first floor with wooden banisters & balustrades. Access to Kitchen / Diner.

Kitchen / Diner

13' 7" max x 9' 5" max (4.14m max x 2.87m max)

Window looking into Utility Room. Open access to Sun Room. Comprising a range of fitted wall & base units with work surfaces over. Inset sink and drainer unit. Built in even and inset hob. Space for fridge freezer. Area for table & chairs.

Sun Room

7' 11" max x 7' 10" max (2.41m max x 2.39m max)

Window to rear aspect, overlooking garden. Door to Utility Room.

Utility Room

7' 10" max x 5' 6" max (2.39m max x 1.68m max)

Door to rear, leads out to garden. Work surface with space under for appliances.

First Floor Landing

With stairs rising from Lounge. Window to side. Doors to Bedrooms & Bathroom.

Bedroom One

11' 2" max x 7' 4" max (3.40m max x 2.24m max)

Window to rear aspect, overlooking garden.

Bedroom Two

10' 4" max x 10' 2" max (3.15m max x 3.10m max)

Two windows to front aspect. Airing cupboard with water tank.

Bathroom

Obscure window to rear. Three piece suite comprising panel enclosed bath with electric shower over, wash hand basin and low level wc. Electric radiator.

Front Garden

Laid to gravel with selection of shrubs. Path front entrance.

Rear Garden

Enclosed by fencing with gated access out to driveway & garage. Laid to patio.

Garage & Driveway

Single garage with up and over door. Power & light. Driveway to the front. Gated access to garden.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: Awaited

Tenure: Freehold

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