



Connells

Hebden Road
Lower Westwood, Bradford on Avon, Wilts



Property Description

Charming Four Bedroom Semi-Detached Home with Spacious Gardens in Sought After Village Setting

Located in a delightful village just a short drive from the picturesque market town of Bradford on Avon, this beautifully presented four-bedroom semi-detached home offers the perfect blend of countryside charm and modern family living.

Set back from the road, the property boasts generous front and rear gardens, ideal for outdoor entertaining, gardening enthusiasts, or simply enjoying the peaceful surroundings. Inside, the home is well-proportioned and filled with natural light, featuring a welcoming entrance hall, a spacious living room with feature fireplace, and a well-equipped kitchen that opens onto a bright dining area - perfect for family meals or hosting guests.

Upstairs, there are three bedrooms and a family bathroom, with a fourth room downstairs with an ensuite wet room, providing ample space for growing families or those seeking home office flexibility.

The village itself offers a strong sense of community, with local amenities nearby and easy access to countryside walks, while Bradford on Avon and Bath are both within easy reach for a wider range of shops, schools, and transport links.

This is a rare opportunity to secure a spacious family home in a desirable rural location - early viewing is highly recommended.

Entrance Porch

Covered porch to side. Door to Entrance Hall.

Entrance Hall

Door to side aspect opening to Entrance Hall. Stairs rising to first floor. Doors to Lounge, Kitchen & Bedroom.

Lounge

14' 6" max x 12' 9" max (4.42m max x 3.89m max)

Window to front aspect. Open access to Dining Room. Radiator.

Dining Room

10' 2" max x 10' max (3.10m max x 3.05m max)

Window to front aspect. Open access back to Lounge. Door to Kitchen. Radiator.

Kitchen

11' 7" max x 8' 5" max (3.53m max x 2.57m max)

Window to rear aspect, overlooking garden. Modern stylish kitchen comprising a range of wall and base units with work surfaces over & splashback tiling. Inset sink and drainer unit. Space for range style cooker. Space for under counter appliances. Built in pantry / storage cupboard. Doors to Dining Room & Rear Porch.

Downstairs Bedroom / Office

12' 1" max x 9' 8" max (3.68m max x 2.95m max)
French doors to rear, opening onto garden.
Radiator. Access to En Suite Wet Room.

Wet Room

Window to rear aspect. Wet room comprising shower area, wash hand basin & low level wc.

First Floor Landing

With stairs rising up to first floor. Window to side. Airing cupboard. Doors to Bedrooms One, Two, Three, Bathroom & Wc.

Bedroom One

12' 4" max x 10' 4" max (3.76m max x 3.15m max)
Window to front aspect. Built in cupboards.
Radiator.

Bedroom Two

11' 5" max x 10' max (3.48m max x 3.05m max)
Window to front aspect. Radiator.

Bedroom Three

8' 4" max x 8' 6" max (2.54m max x 2.59m max)
Window to side aspect. Radiator.

Bathroom

Window to rear. Panel enclosed bath with shower over & wash hand basin. Partly tiled.

Wc

Window to rear. Low level wc.

Front Garden

Laid to lawn with path to the side. Gated access to the rear garden. Access to side porch.

Rear Garden

Fence & hedge to side boundaries. Garden room with raised paved patio and wooden rails. Two garden sheds / stores. Laid to lawn Path to garden room.

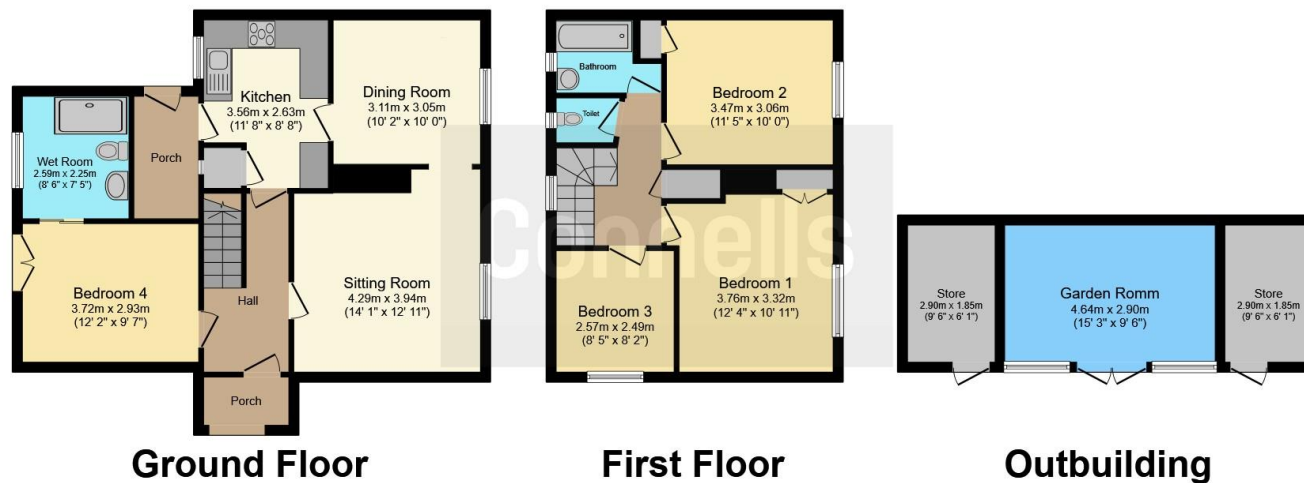
Agents Note

The vendors have advised us that when they had the ground floor extension added at the rear, the footings are deep enough to allow for a second storey to be added above.









Total floor area 135.1 m² (1,455 sq.ft.) approx

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

To view this property please contact Connells on

T 01225 754391
E trowbridge@connells.co.uk

11 Fore Street
 TROWBRIDGE BA14 8HA

EPC Rating: Awaited
 Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/TWB307593



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: TWB307593 - 0003