



Eriskay Gardens, Westbury BA13 3GH

welcome to

Eriskay Gardens, Westbury

Come and see this absolutely fantastic and rare four bedroom detached home on Eriskay Gardens. Offering ample and flexible space throughout, well maintained front and rear gardens, double garage and ample parking. **DON'T MISS OUT ON THIS PROPERTY!!!**



Ground Floor

Entrance Hall

Light and spacious entrance hall with stairs to the first floor.
Front door. Two double glazed windows to the front.
Understair storage. Radiator.

Cloakroom

Ground floor cloakroom.
WC. Wash hand basin. Radiator.

Study

7' 1" max x 12' 2" max (2.16m max x 3.71m max)
Additional reception room currently being used as a study.
Double glazed window to the front. Radiator.

Lounge

17' 8" x 12' 2" (5.38m x 3.71m)
Large light and airy lounge with access to the rear garden.
Double glazed window and patio doors to the rear.
TV point. Wall lighting, Gas feature fireplace.
Radiator.

Dining Room

11' 11" max x 9' 4" max (3.63m max x 2.84m max)
Separate dining room to the front.
Double glazed window to the front. Radiator.

Kitchen/ Family Room

22' 4" max x 15' 7" max (6.81m max x 4.75m max)
Open kitchen/ family room with access to the rear garden.
Three double glazed windows and patio doors to the front. Wall and base units. Breakfast bar with storage.
Sink and drainer. Integrated double oven. Four ring hob with extractor. Three radiators. Tiled floor.

Utility Room

5' 1" x 5' 2" (1.55m x 1.57m)
Separate utility room with access to the parking.
Double glazed door to the side. Base units. Sink and drainer. Plumbing for washing machine.

First Floor

Landing attaching to all first floor accommodation.
Airing cupboard. Radiator.
Loft - Partially boarded.

Landing

Landing attaching to all first floor accommodation.
Airing cupboard. Radiator.
Loft - Partially boarded.

Bedroom One

14' 8" max x 12' 4" max (4.47m max x 3.76m max)
Spacious master bedroom with access into the dressing room and en-suite facilities.
Double glazed window to the front. Radiator.

Dressing Room

9' 1" max x 7' max (2.77m max x 2.13m max)
Separate dressing room to the master bedroom with access into the en-suite.
Double glazed window to the side. Built in wardrobes. Radiator.

Master En-Suite

En-suite shower room to the master bedroom.
Double glazed frosted window to the rear. Wall storage units. WC. Wash hand basin. Shower cubicle.
Towel radiator.

Bedroom Two

11' 11" max x 9' 5" max (3.63m max x 2.87m max)
Second double bedroom with access to en-suite two.
Double glazed window to the rear. Built in wardrobes. Radiator.

En-Suite Two

En-suite shower room to bedroom two.
Double glazed frosted window to the rear. Shower cubicle. WC. Wash hand basin. Towel radiator.

Bedroom Three

12' 6" max x 11' 6" max (3.81m max x 3.51m max)
Third double bedroom.
Double glazed window to the front. Radiator.

Bedroom Four

12' 2" x 7' 1" (3.71m x 2.16m)
Final good sized bedroom to the front.
Double glazed window to the front. Radiator.

Bathroom

Main family bathroom.
Double glazed frosted window to the rear. Wall units.
Bath tub with shower, WC. Wash hand basin. Towel radiator.

Outside

Front Garden

Good sized manicured front garden.
External porch cover with light. Patio walk way. Laid lawn. Hedging.

Rear Garden

Stunning enclosed rear garden set over two tiered levels.
Patio dining area. Mature trees and plants. Laid lawn. Pergola. Raised boarders.

Garage

Double garage with two up and over doors.
Light and power.

Parking

Driveway parking for up to six vehicles.



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welcome to

Eriskay Gardens, Westbury

- Spacious Four Bedroom Detached Home.
- Desirable Area Of Westbury.
- Flexible & Ample Space Throughout.
- Front & Rear Gardens.
- Double Garage & Ample Parking.

Tenure: Freehold EPC Rating: C

£560,000



Please note the marker reflects the postcode not the actual property

view this property online [allenandharris.co.uk/Property/WST107107](https://www.allenandharris.co.uk/Property/WST107107)



Property Ref:
WST107107 - 0005

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allen & harris



01373 822457



Westbury@allenandharris.co.uk



15A Warminster Road, WESTBURY, Wiltshire,
BA13 3PD



[allenandharris.co.uk](https://www.allenandharris.co.uk)