



Hackney Way, Westbury BA13 2GF

welcome to

Hackney Way, Westbury

Hackney Way welcomes you! This spacious and stunning four bedroom detached home offers ample space internally and externally! The outside offers a generous rear garden, plenty of driveway parking as well as a double garage.



Ground Floor

Entrance Hall

Spacious entrance hall with stairs to the first floor. Front door. Understair storage. Radiator.

Cloakroom

Newly fitted modern ground floor cloakroom. Double glazed frosted window to the side. WC. Wash hand basin. Radiator. Partially tiled walls.

Study

10' 3" max x 7' 6" max (3.12m max x 2.29m max)
Separate study room.
Double glazed window to the front. Radiator.

Lounge

17' 6" max x 10' 11" max (5.33m max x 3.33m max)
Spacious lounge with access to the rear garden.
Double glazed windows to the front and side. Patio doors to the rear. TV point. Gas fireplace. Radiator.

Kitchen/ Diner

23' 6" max x 16' 8" max (7.16m max x 5.08m max)
Light and spacious kitchen/ diner.
Double glazed windows to the rear and side. Wall and base units. Sink and drainer. Integrated dishwasher. Space for fridge/freezer. Two integrated ovens. Five ring gas hob with extractor. Radiator.

Utility Room

6' 6" max x 5' 6" max (1.98m max x 1.68m max)
Separate utility room.
Double glazed window to the side. Base units and countertops. Sink and drainer. Plumbing for washing machine. Space for dryer. Boiler.

First Floor

Landing

Landing attached to the first floor accommodation. Double glazed window to the side. Airing cupboard. Loft hatch (loft not boarded). Radiator.

Bedroom One

17' 6" max x 11' 3" max (5.33m max x 3.43m max)
Generously sized master bedroom with access into en-suite facilities.
Double glazed window to the front and rear. Built in double wardrobe. Radiator.

En-Suite

Newly fitted en-suite facilities to the master bedroom.
Double glazed frosted window to the front. WC. Wash hand basin. Shower unit. Towel radiator. Tiled walls.

Bedroom Two

13' 5" max x 9' 5" max (4.09m max x 2.87m max)
Second double bedroom.
Double glazed window to the rear and side. Built in double wardrobe. Radiator.

Bedroom Three

10' 5" max x 9' 7" max (3.17m max x 2.92m max)
Third bedroom to the front.
Double glazed window to the front. Radiator.

Bathroom

Newly fitted family bathroom.
Double glazed frosted window to the front. Bathtub with shower over. WC. Wash hand basin.

Bedroom Four

10' 6" max x 7' 8" max (3.20m max x 2.34m max)
Final bedroom to the side.
Double glazed window to the side. Radiator.

Outside

Garden

Spacious enclosed garden to the rear. Patio dining area. Laid lawn. Surrounding wall and wooden fencing. Rear access door to the garage.

Garage

Double garage with access to the rear garden and up and over doors.

Parking

Ample driveway parking with space for up to 6 vehicles.



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welcome to

Hackney Way, Westbury

- Spacious Four Bedroom Detached House.
- Flexible Accommodation Throughout.
- Newly Fitted Bathrooms.
- Double Garage & Ample Parking.
- Generous Rear Garden.

Tenure: Freehold EPC Rating: C

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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