





## welcome to

# **Dartmoor Road, Westbury**

Welcome to this beautifully presented four-bedroom detached home on Dartmoor Road, Westbury. Outside, the property boasts a double driveway along with a garage for additional storage or vehicle accommodation. The property ends with a lovely garden to the rear.













#### **Ground Floor**

### **Entrance Hall**

Entrance hall with stairs to the first floor. Front door, Radiator.

## Lounge

15' 9"  $\max x$  11' 3"  $\max (4.80 \text{m} \max x 3.43 \text{m} \max)$  Spacious lounge with double doors to the kitchen/diner.

Double glazed window to the front. TV point. Radiator.

## Kitchen/ Diner

18' 6"  $\max x$  10' 3"  $\max (5.64m \max x 3.12m \max)$  Light and modern kitchen/diner with access to the rear garden.

Double glazed window and French doors to the rear. Wall and base units. Island/ breakfast bar. Sink and drainer. Integrated oven with four ring gas hob and extractor fan. Built in dishwasher. Under stair storage. Radiator. Ample dining space.

## **Utility Room**

7' 1" max x 5' 1" max ( 2.16m max x 1.55m max ) Separate utility room with access to the outside. Door to the side. Wall and base units. Plumbing for washing machine. Space for dryer. Boiler (8 years old).

## Cloakroom

Ground floor cloakroom.

Double glazed frosted window to the rear. WC. Wash hand basin. Radiator.

#### **First Floor**

## Landing

Landing attached to the first floor accommodation. Airing cupboard. Loft hatch. Radiator,

#### **Master Bedroom**

14' 5"  $\max x$  13' 5"  $\max (4.39 \text{m} \max x 4.09 \text{m} \max)$  Generously sized master bedroom with access to the en-suite facilities.

Double glazed window to the front. Fitted wardrobe. Radiator.

#### **En-Suite**

En-suite facilities from the master bedroom. Double glazed frosted window to the side. WC. Wash hand basin. New shower cubicle with waterfall shower. Towel radiator.

## **Bedroom Two**

12' 5"  $\times$  9' 4" (  $3.78m \times 2.84m$  ) Second double bedroom to the front. Double glazed window to the front. Radiator.

### **Bedroom Three**

9' 7" x 9' 4" ( 2.92m x 2.84m ) Third double bedroom to the rear. Double glazed window to the rear. Radiator.

#### **Bathroom**

Family bathroom.

Double glazed frosted window to the rear. WC. Wash hand basin. Bath tub with shower over. Towel radiator.

## **Bedroom Four**

9' 7" x 7' 2" ( 2.92m x 2.18m ) Final bedroom to the rear. Double glazed window to the rear. Radiator.

#### Outside

#### Garden

Gorgeous south facing enclosed garden to the rear, Patio dining area. Laid lawn. Wood panel fencing. Outside water faucet. Gravel seating area. plants and shrubs.

## **Parking**

Two driveway parking spaces to the front.

### Garage

Single garage with up and over door.





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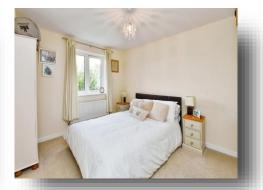
# **Dartmoor Road, Westbury**

- Four Bedroom Detached House
- Spacious Accommodation Throughout.
- Cloakroom, Bathroom & Cloakroom.
- Utility Room.
- Rear Garden, Parking & Garage.

Tenure: Freehold EPC Rating: B

£350,000







Westbury Leigh C of E Primary School Map data @2024

Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WST107095



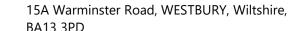
Property Ref: WST107095 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we and boundaries of the property and other important matters before exchange of contracts.

would ask for your co-operation in order that there is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent



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