



Eden Vale Road, Westbury BA13 3NY

welcome to

Eden Vale Road, Westbury

Come and see Eden Vale Road, Set in the historic town of Westbury. Offering three double bedrooms, open plan living and peaceful patio gardens. This home also boasts driveway parking and is tucked away in a perfectly private area of the town.



Ground Floor

Open Plan Living

19' 5" max x 17' 8" max (5.92m max x 5.38m max)
Light and airy open plan living area with wood flooring.

Kitchen - Double glazed window to the rear. Wall and base units. Sink and drainer. Integrated double oven. Five ring gas hob with extractor over.

Integrated dish washer. Space for fridge/freezer.

Lounge/Diner - Double glazed window, door and patio doors to the front. Stairs to the first floor.

Understair storage. Two radiators.

Utility Room

10' max x 6' 5" max (3.05m max x 1.96m max)

Separate utility room, with access to the rear.

Double glazed door to the rear. Counter top.

Wall/base storage cupboard. Plumbing for washing machine. Under counter space. Boiler. Wood flooring.

Reception/ Bedroom

13' 2" x 12' 11" (4.01m x 3.94m)

Reception room with flexible use and access to the side garden.

Double glazed patio doors to the side. TV point.

Radiator. Wood flooring.

En-Suite

Modern en-suite shower room.

Double glazed frosted window to the front. WC.

Wash hand basin. Shower cubicle with rainfall shower. Towel radiator. Partially tiled walls. Tiled flooring.

First Floor

Landing

Bright landing connecting to all first floor areas with a double glazed velux window.

Bedroom One

17' 11" x 13' 2" (5.46m x 4.01m)

Generously sized second double bedroom to the front.

Double glazed dormer window to the front and window to the side. Radiator.

Bathroom

Modern family bathroom on the first floor.

Double glazed velux window. WC. Wash hand basin with storage beneath. 'P' shaped bath tub with two showers over and hand held shower. Towel radiator.

Partially tiled walls.

Bedroom Two

17' 11" x 12' 2" (5.46m x 3.71m)

Final double bedroom to the front.

Double glazed dormer window to the front. Radiator.

Outside

Garden

Front Garden - Low maintenance front garden. Patio dining area. Gravel seating area. Pagoda. Raised boarder. Mature trees. Wood panel fencing.

Side Garden - Low maintenance garden to the side. Patio dining area. Gravel seating area. Wood panel fencing.

Parking

Driveway parking with space for two vehicles.



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welcome to

Eden Vale Road, Westbury

- Three Bedroom Detached House.
- Stylish En-suite & Family Bathroom.
- Flexible Ground Floor Areas.
- Front & Side Gardens.
- Driveway Parking.

Tenure: Freehold EPC Rating: B

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WST106493 - 0003

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