



Paxmans Road, Westbury BA13 4HS


allen & harris

welcome to

Paxmans Road, Westbury

Welcome to this stunning four-bedroom detached home on Paxmans Road, offering spacious and versatile living, perfect for modern family life. Benefiting from a gorgeous landscaped rear garden, a garage and driveway parking to the rear.



Ground Floor

Entrance Hall

Welcoming entrance hall with stairs to the first floor. Door to the front. Under stair storage. Radiator.

Cloakroom

Modern ground floor cloakroom toilet. Double glazed frosted window to the front. WC. Wash hand basin. Radiator.

Dining Room

11' x 8' 6" (3.35m x 2.59m)
Separate dining room to the front. Double glazed window to the front. Radiator.

Living Room

15' max x 11' 2" max (4.57m max x 3.40m max)
Spacious living room with access to the rear garden. Double glazed patio doors to the rear. TV point. Radiator.

Kitchen/ Breakfast Room

11' 8" max x 11' 6" max (3.56m max x 3.51m max)
Spacious kitchen/breakfast room with access to the utility room and rear garden. Double glazed window and door to the rear. Wall and base units. Breakfast bar. Stainless steel sink and drainer. Plumbing for dishwasher. Fitted oven with five-ring gas hob and extractor hood. Space for fridge/freezer. Radiator.

Utility Room

6' 6" max x 4' 11" max (1.98m max x 1.50m max)
Separate utility room attached to the kitchen/breakfast room. Double glazed window to the side. Base units. Space for washing machine and dryer. Radiator.

First Floor

Landing

Landing attaching to the first floor accommodation. Airing cupboard. Loft access (boarded). Radiator. Boiler - 5 years old.

Bedroom One

11' 9" max x 9' 9" max (3.58m max x 2.97m max)
Master bedroom to the rear with access to en-suite facilities. Double glazed window to the rear. Fitted wardrobe. Radiator.

En-Suite

Master en-suite shower room. Double glazed frosted window to the side. WC. Wash hand basin. Shower cubicle. Radiator. Partially tiled walls.

Bedroom Two

12' max x 9' 1" max (3.66m max x 2.77m max)
Second double bedroom to the front. Double glazed window to the front. Fitted wardrobe. Radiator.

Bedroom Three

9' 8" max x 7' 7" max (2.95m max x 2.31m max)
Third bedroom to the front. Double glazed window to the front. Radiator.

Bathroom

Main family bathroom. Double glazed frosted window to the rear. Bath tub with shower over. WC. Wash hand basin. Radiator. Partially tiled walls.

Bedroom Four

8' 8" max x 6' 6" max (2.64m max x 1.98m max)
Final bedroom to the rear. Double glazed window to the rear. Radiator.

Outside

Rear Garden

Beautiful south facing rear garden landscaped to perfection. Enclosed garden with access to the garage. Decked dining area. Laid lawn. Side access.

Parking

Driveway parking for 2-3 vehicles.

Garage

Single garage to the rear.



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welcome to

Paxmans Road, Westbury

- Detached Home In Westbury.
- Four Bedrooms.
- Utility Room & En-suite.
- Landscaped South Facing Garden.
- Garage & Driveway Parking.

Tenure: Freehold EPC Rating: C

offers in excess of

£330,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WST107526 - 0004

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