



Westbury Road, Edington Westbury BA13 4PG

welcome to

Westbury Road, Edington Westbury

Come and see this lovely property on Westbury Road. This fantastic three bedroom semi-detached home is set in the desirable village of Edington. Offering ample accommodation set across three floors, stunning gardens, parking and a garage/workshop.

Ground Floor

Entrance Hall

Entrance hall with stairs to the first floor.
Two double glazed windows to the side. Understair storage. Electric radiator.

Shower Room

Ground floor shower room to the front.
WC. Wash hand basin. Shower cubicle. Electric radiator.

Living Room

16' 2" max x 11' 1" max (4.93m max x 3.38m max)
Spacious living room to the front with large bay window.
Double glazed bay window to the front. Fireplace. Electric radiator.

Kitchen/ Diner

21' 2" max x 16' max (6.45m max x 4.88m max)
Fitted kitchen/diner to the rear.
Double glazed window to the rear. Wall and base units. Sink and drainer. Integrated fridge/freezer. Fitted washing machine and dishwasher. Oven with induction hob and extractor hood. Electric radiator. Ample dining space. Feature fireplace.

Utility Room

13' 2" x 4' 1" (4.01m x 1.24m)
Separate utility room.
Wall and base units. Sink and drainer.

Garden Room

15' 7" max x 9' 4" max (4.75m max x 2.84m max)
Double glazed conservatory to the rear.
Underfloor heating. Tiled flooring.





First Floor

Landing

Landing attaching to all first floor areas with stairs to the second floor.

Master Bedroom

14' 9" max x 9' 11" max (4.50m max x 3.02m max)
Master bedroom with access to en-suite facilities.
Double glazed window to the front and side. Electric radiator.

En-Suite Cloakroom

Master en-suite cloakroom.
WC. Wash hand basin.

Bedroom Two

14' 2" max x 11' 1" max (4.32m max x 3.38m max)
Second double bedroom to the front.
Double glazed window to the front. Built in wardrobe.
Feature fireplace. Electric Radiator

Bedroom Three

11' x 7' 3" (3.35m x 2.21m)
Third bedroom to the rear.
Double glazed window to the rear. Airing cupboard.
Electric radiator.

Bathroom

Fitted family bathroom to the first floor.
Double glazed window to the rear. WC. Wash hand basin.
Large bath tub. Electric heater. Tiled flooring.

Second Floor

Loft Room

24' 1" max x 12' 1" max (7.34m max x 3.68m max)
Loft room converted in 2003.
Four double glazed velux windows. Electric radiator.
Ample eaves storage.

Study

10' 9" max x 7' 8" max (3.28m max x 2.34m max)
Study on the second floor.
Double glazed round window to the side. Eaves storage.

Outside

Gardens

Front - Gravelled low maintenance front garden, wall and wood panel fencing, trees and shrubs.

Rear - Tiered enclosed rear garden with gravel seating area, paved patio dining area, laid lawn, pathway, trees and shrubs, wood panel fencing.

Garage/Workshop

Detached garage with a workshop.

Parking

Parking with space for 2 vehicles.



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Westbury Road, Edington Westbury

- Three Bedroom Semi-Detached Home.
- Converted Loft Areas.
- Beautiful Front & Rear Gardens.
- Garage/ Workshop & Parking To The Rear.
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Tenure: Freehold EPC Rating: D

offers in excess of

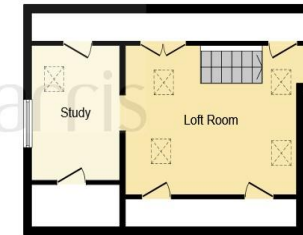
£450,000



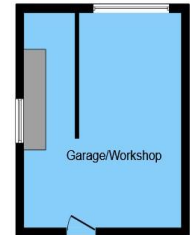
Ground Floor



First Floor



Second Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
WST105454 - 0006

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